



Holmfield House, Stranglands Lane, Ferrybridge WF11 8SD



Welcome to

Holmfield House, Stranglands Lane, Ferrybridge

GUIDE PRICE £650,000 - £675,000 Outstanding six bedroom detached house sitting on stunning grounds boasting three reception rooms, multiple ensuite facilities, a private sweeping driveway with a double garage. Fabulous location must see to appreciate what this home has to offer!!



Reception Hallway

With a gas central heating radiator, stairs to the first floor and door to the front porch.

Reception Room

15' 2" x 14' (4.62m x 4.27m)

With a UPVC double glazed bay window to the front aspect, multi fuel burner, brick fire surround and tiled hearth.

Lounge

15' 4" x 13' 8" (4.67m x 4.17m)

With a UPVC double glazed bay window to the front with another window to the side, multi fuel burner with fire surround and matching hearth and a gas central heating radiator.

Store/ Study

9' 11" x 9' 2" (3.02m x 2.79m)

With a UPVC double glazed window to the side aspect and a door to the cellar.

Kitchen

11' 7" x 11' 8" (3.53m x 3.56m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, tiled splash back and window sills, double electric oven, hob, extractor fan, a bowl and half sink and drainer, tiled flooring and a UPVC double glazed bay window to the side aspect.

Utility Room

14' 8" x 9' 6" (4.47m x 2.90m)

With base units and work surfaces over, space for free standing fridge freezer, further tiled walls, plumbing for washing machine, space for tumble dryer, sink and drainer, vinyl floor covering, two shelved pantries', a gas central heating radiator, UPVC double glazed window to the side aspect and a UPVC double glazed door to the side.

Dining Room

18' 8" x 18' 7" (5.69m x 5.66m)

With two UPVC double glazed windows to the side aspect, featured exposed chimney breast wall, multi fuel burner with a slate hearth.

Boot Room

13' x 6' 3" (3.96m x 1.91m)

With a UPVC rear entrance door, vinyl floor covering, stairs to the first floor, UPVC panelled walls, spotlights to the ceiling and a WC.

Wc

With a low level flush WC, wash hand basin set in a vanity unit, vinyl floor covering and a UPVC double glazed window to the side aspect.

Landing

With stairs from the reception hallway, two gas central heating radiators and a stained glass sky light.

Master Bedroom

18' 5" x 17' 1" (5.61m x 5.21m)

With a UPVC double glazed window to the side aspect, fitted wardrobes and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, fully tiled, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Bedroom Two

13' 5" x 13' 9" (4.09m x 4.19m)

With a UPVC double glazed window to the front aspect, fitted mirrored wardrobes and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle with fully tiled inside shower, tiled splash back, panelled ceiling with spot lights, extractor fan and vinyl floor covering.

Bedroom Three

13' 5" x 13' 9" (4.09m x 4.19m)

With a UPVC double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator.

Bedroom Four

9' 1" x 11' 6" (2.77m x 3.51m)

With a UPVC double glazed window to the side, fitted wardrobes and a gas central heating radiator.

Bedroom Five

10' 10" x 11' 11" (3.30m x 3.63m)

With a UPVC double glazed window to the side aspect and a gas central heating radiator.

Bedroom Six

7' 5" x 14' 8" (2.26m x 4.47m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with shower attachment and shower screen, vinyl floor covering, chrome heated towel rail, spot lights to the ceiling and two UPVC double glazed window to the side aspect.

Shoe Room/ Dressing Room

With a UPVC double glazed window to the side aspect and a gas central heating radiator.

Externally

Approached by a tree lined road which leads onto the sweeping driveway leading onto the expansive lawned grounds with mature planting to borders, paved decked seating areas with an undercover gazebo. Perfect for outdoor entertaining and alfresco dining.



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Welcome to

Holmfield House Stranglands Lane, Ferrybridge

- *****GUIDE PRICE £650,000 - £675,000*****
- Unique Six Bedroom Detached Home
- Approx. 1 Acre Of Land Surround
- Extensive Lawned Gardens
- Private Location

Tenure: Freehold EPC Rating: Awaiting

guide price

£650,000 - £675,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
PON117687 - 0005

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