



Sunset West
19 Coldhill Lane | New Mill | Holmfirth | West Yorkshire | HD9 7JX

FINE & COUNTRY





STEP INSIDE

Sunset West

This stylish and contemporary five-bedroom detached family home has been built with meticulous attention to detail creating a generous size family home with spacious room sizes and a versatile layout. Located along arguably one of the most premium postcodes in the Holme Valley, Cold Hill Lane benefits from a semi-rural setting with elevated open views, while still being within close proximity to local villages and catchment to highly regarded schools.

The property built by a highly repeatable local builder and is located on a small premium development of just 4 similar properties.

INSIDE

The stunning glass and oak framed entrance porch leads into the impressive entrance hallway and creates a real 'wow-factor' on first impressions. Oak flooring and a glass and oak staircase sets the theme which is to be continued throughout the property. A large pitched oak framed floor to ceiling window provides an eye-catching outlook to the rear elevation which has a southerly aspect and extends onto elevated views. Finishing touches such as the contemporary style panelling to the cloak area, is finished with a timber bench, which is complementary to the theme. Oak doors lead into bedroom five which has an en-suite shower room and an internal access door into the garage.

The three-storey layout offers versatility for families. This includes a stunning and very spacious open plan living dining kitchen with bi-fold doors opening out to expose a terraced balcony, plus a separate sitting room, all of which has high quality oak flooring. The kitchen is to exacting quality with hand made bespoke units and a central island. Integrated appliances include double 'slide and hide' Neff ovens, Nicola Tesla induction hob with built in extractor, Bosch dishwasher, fridge freezer and a wine cooler. A generous size utility room offers ideal storage and is completed with modern fitted units, plumbing for a washing machine, space for a tumble dryer and a sink unit with drainer. The full-length paved terrace enjoys an elevated south westerley aspect. From the terrace there is access into the rear garden.

There are a further four bedrooms on the ground floor, two of which have ensuite shower rooms, the master having a large dressing room, and bedroom three with bi-fold doors leading out to the rear garden. Two further double bedrooms share a luxury house bathroom. All of which have under floor heating.

Natural light is in abundance throughout the property with the majority of the rooms being located at the rear elevation with a southerly aspect that enjoy the elevated views.















STEP OUTSIDE

Sunset West

The south westerly facing enclosed flat level lawned garden is a very generous size and offers a blank canvas. Access into the garden is gained from the terrace balcony and the bi-fold doors in bedroom two.

There is driveway parking leading to an oversized double integral garage measuring 24ft x 19ft which has an automated garage door and internal access door into the entrance hall.

ADDITIONAL INFORMATION

The property is freehold. It has a Kirklees Council Tax Band G, EPC rating B. It is supplied by mains gas, electricity and water and has mains sewerage. There is Cat 6 hardwired throughout with numerous wireless access points. The property comes with a 10-year ICW structural warranty.

PLEASE NOTE: some of the photos used for the brochure content are taken of the show home and are for marketing purposes only.

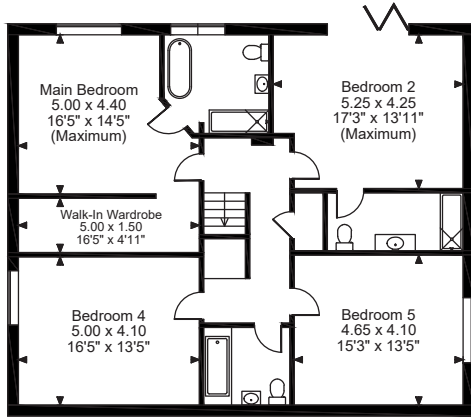
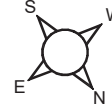
DIRECTIONS

From the centre of New Mill take Huddersfield Road towards Brockholes. Cold Hill Lane is the second right where the house can be found on the left-hand side.

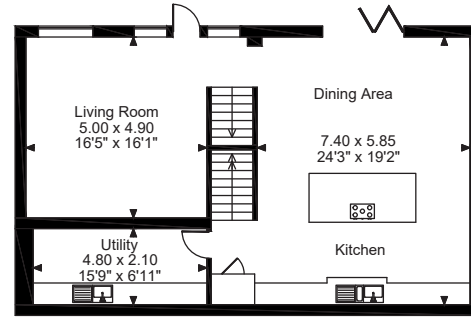
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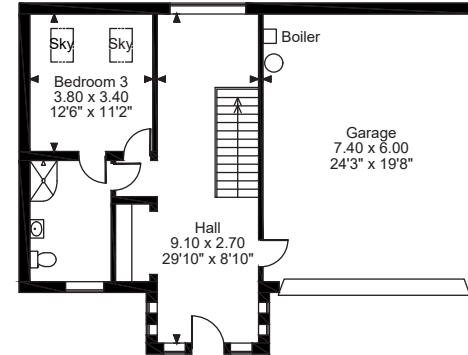
Coldhill Lane, New Mill, Holmfirth
Approximate Gross Internal Area
Main House = 2855 Sq Ft/265 Sq M
Garage = 478 Sq Ft/44 Sq M
Total = 3333 Sq Ft/309 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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