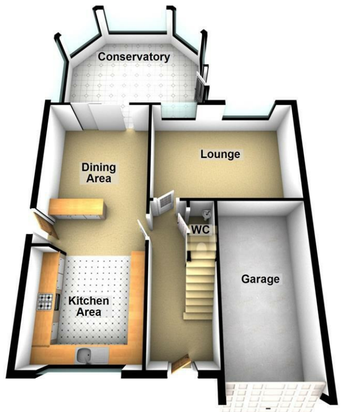
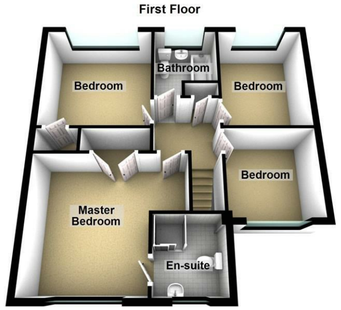
Ground Floor



First Floor



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Plan produced using PlanUp.

7 Helston Grove, Holmfirth

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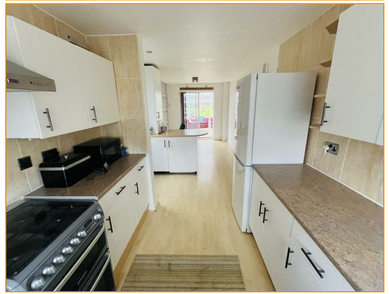

This well-appointed and modern detached house offers a delightful blend of comfort and convenience. Boasting four bedrooms (master with en-suite) and three inviting reception rooms there is ample room for a growing family.

One of the standout features of this residence is the lovely conservatory, which extends the living area and allows for an abundance of natural light and overlooks the attractive rear garden.

Situated in a popular village, this property is surrounded by picturesque countryside and is close to a bustling village center, along with a railway station nearby. The house is well presented in a neutral fashion allowing you to move in while still maintaining a wonderful opportunity to make your own mark.

Offered with no upper chain, this property presents an exciting prospect for families in a sought after area with access to regarded schooling, village amenities, rolling countryside and is a good base for local and regional commuter's . Do not miss the chance to make this wonderful property your own.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL
14'7" x 6'5"
Accessed via a modern, composite double glazed front door and having a staircase rising to the first floor with spindles, balustrade and newel post on display and cupboard storage beneath. There is a cloaks cupboard with additional cupboard storage over and a central heating radiator.

CLOAKROOM/WC
6' x 2'8"
Fitted with a low flush wc and a corner wash hand basin with part tiled splashback and you will also find a central heating radiator.

DINING KITCHEN
26'2" x 8'4" overall

KITCHEN
9'8" x 8'3"
Open plan in design adjacent to the dining area, the kitchen area is fitted with a range of wall and base units in a white colour scheme with complementary stone effect working surfaces which incorporate a circular stainless steel inset sink unit and matching drainer with mixer tap over the bowl. Part tiled splashbacks surround the preparation areas and there is provision for a gas cooker with a stainless steel extractor hood over and provision for a tallboy fridge freezer.

DINING AREA
15'9" x 8'4"
With a breakfast bar divider adjacent to a uPVC double glazed side door with privacy glass inset. An Ideal boiler is concealed within a cupboard unit which matches those in the kitchen. The breakfast bar is finished with a beech effect top. There is provision for additional white goods including plumbing for a washing machine and provision for a compact drier. The floor covering throughout the dining/kitchen area is a beech effect laminate and in the dining area there is also a central heating radiator and sliding aluminium framed double glazed doors leading to the conservatory.

CONSERVATORY
14'5" x 11'9"
Part wall and part uPVC double glazed in construction with French doors leading out to the patio section of the garden. There are two electric wall heaters, a beech effect floor covering and natural timber effect window sills. The conservatory enjoys an attractive outlook over the garden.

SITTING ROOM
15' x 11'
There is an electric fire within a feature surround and atop a marble hearth, a uPVC double glazed window overlooking the rear garden, a central heating radiator, decorative coving and a timber framed double glazed window adjacent to the conservatory.

FIRST FLOOR

LANDING
4'9" average x 6'8" average
There is a loft hatch which provides access to the roof void (not inspected at the time of this appraisal) a a large, useful linen cupboard where the cylinder will be found, central heating radiator.

MASTER BEDROOM
13'3" x 11'10" max or 7'1" min to the wardrobe doo
Enjoying good levels of natural light via the uPVC double glazed window from which views over the roof tops of properties beyond taking in the surrounding countryside can be enjoyed. There is a range of bedroom furniture comprising a recessed double wardrobe with full hanging and shelving above plus a single and double bedside robe with matching drawers and over-bed cupboards. Central heating radiator and an internal door leading to the en suite shower room.

EN SUITE SHOWER ROOM
6' x 4'5"
Fitted with a three piece suite comprising of a pedestal hand wash basin with mixer tap over, a low flush wc and a shower cubicle with part tiled splashbacks, a heated towel rail, extraction and a uPVC double glazed window with privacy glass inset. You will also find a sliding mirror fronted medicine cupboard.

BEDROOM 2
10'10" x 8'4"
With a uPVC double glazed window, central heating radiator and a single wardrobe with full hanging and shelving.

BEDROOM 3
11' x 8'3"
Also with a uPVC double glazed window positioned to the rear elevation and a central heating radiator.

BEDROOM 4
8'2" x 7'2" to cupboard fronts or 8'3" max
There is a uPVC double glazed window positioned to the front elevation, a central heating and a bank of head height cupboard storage units in a light oak style and a matching base level double storage unit.

FAMILY BATHROOM
6'6" x 5'6" plus the entrance
Fitted with a modern white three piece suite comprising pedestal hand wash basin, low flush wc and panel bath with shower over. There are complementary white tiled walls, tile effect laminate floor covering, heated towel rail and a uPVC double window with privacy glass inset. Extraction is fitted within the ceiling.

OUTSIDE
There is an established well stocked buffer garden to the front of the property, a double width drive leading to an integral garage. To the rear is an attractive landscape garden with a patio seating area adjacent to the conservatory French doors. You will find raised beds and an elevated lawned section with well stocked planted pockets and borders and a garden shed for storage.

GARAGE
17'10" x 7'7" min
Accessed via an up and over door, with power, light and useful shelving for storage.

TENURE
We understand that the property is a freehold arrangement, this should be checked in the conveyancing process.

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