



**Sycamore Cottage Leas Gardens, Jackson Bridge
Holmfirth HD9 1UG**

welcome to

Sycamore Cottage Leas Gardens, Jackson Bridge Holmfirth

SPLENDID DETACHED RESIDENCE AFFORDING SPACIOUS AND VERSATILE FIVE BEDROOM ACCOMMODATION LOCATED ON THIS SELECT DEVELOPMENT WITHIN THE POPULAR VILLAGE OF SCHOLES. EXTERNALLY BOASTING FABULOUS GARDENS WITH A GOOD DEGREE OF PRIVACY

Summary

Occupying an enviable position within the highly regarded and exclusive Leas Gardens development, this superbly presented five-bedroom detached family home offers spacious and versatile accommodation finished to an exceptional standard throughout.

Set amongst a collection of executive homes of similar calibre, the property enjoys an outstanding position/outlook and boasts beautifully maintained gardens that provide an attractive setting for family living and outdoor entertaining. A gated entry leads to a generous driveway to the front affording parking for several vehicles.

The well-appointed accommodation briefly comprises a welcoming entrance hall, elegant lounge, sitting room, impressive open-plan family dining kitchen, home office, garden room, utility room and ground floor WC. To the first floor are five well-proportioned bedrooms, two of which benefit from luxurious en suite facilities, together with a stylish family bathroom.

Externally, the property truly excels, with attractive landscaped gardens enjoying a high degree of privacy and creating the perfect environment for relaxation and entertaining.

Located in the sought-after Holme Valley village of Scholes, the property is ideally placed for access to excellent local amenities, highly regarded schools and major commuter links for Manchester, Leeds and Sheffield, making it an ideal choice for growing families.

An outstanding five-bedroom executive residence in a prestigious development, combining spacious

accommodation, beautiful presentation, stunning views and excellent outdoor space.

Accommodation Entrance Hall

On entry the impressive hallway has a timber floor covering, cloaks cupboard and staircase ascending to the first floor.

Cloaks/W.C

White low level w/c and hand washbasin with tiled surrounds and a continuation of the timber floor covering.

Home Office

16' x 7' (4.88m x 2.13m)

Perfect for the home worker the room is double glazed to the front aspect.

Living Room

24' 3" x 16' (7.39m x 4.88m)

A generous reception room ideal for all the family with the focal point being the media wall with useful storage and concealed lighting. There is decorative cornice to ceiling and a double glazed box bay window floods light throughout the room.

Conservatory/Garden Room

24' 3" x 11' 1" (7.39m x 3.38m)

Giving flexibility in its usage, currently the games room, there is a laminate floor covering, inset ceiling lighting and bi folding doors leading out into the garden.

Dining Room

16' 8" x 13' 7" (5.08m x 4.14m)

A fabulous room for the more formal entertaining having patio door leading to the rear of the property.





Dining Kitchen

19' 4" x 18' 1" max (5.89m x 5.51m max)

Another real hub to the home and ideal for entertaining or family gatherings, the room is fitted with a stylish range of wall and base units with granite worksurfaces incorporating a one and a half bowl sink and drainer unit with hot water mixer tap. A range of appliances include the 6 ring induction hob with extractor and the twin ovens. There are two integral dishwashers, and an integral fridge whilst there is space for an American style fridge freezer. There is a centre island and breakfast bar, concealed unit lighting and a door leads into the rear garden.

Utility

7' 9" x 7' 9" (2.36m x 2.36m)

Located just off the kitchen and having useful storage, plumbing for the washing machine and a door leading out into the garden.

Sitting Room

17' 8" x 17' 7" (5.38m x 5.36m)

Another room adding flexibility to the property. Ideal as a family room or cinema room it has an oak floor covering, a bank of windows to front aspect flood natural light through the room along with the French doors to rear whilst the room houses the central heating boiler and a second staircase arises to the upper floor.

First Floor Bedroom One

17' 8" x 15' 7" (5.38m x 4.75m)

The principle bedroom has two banks of fitted wardrobes along with dressing table and dressing area. Bright and airy the room is double glazed to front and rear aspects.

En Suite

8' x 6' 4" (2.44m x 1.93m)

White low level w/c and hand washbasin with

double shower cubicle, tiled surrounds and floor covering and double glazed obscure window.

Bedroom Two

19' 6" max x 14' to robes (5.94m max x 4.27m to robes)

The guest room also benefits from en suite facilities and has a bank of fitted wardrobes and drawers. There is inset ceiling lighting and double glazed windows to rear aspect overlooking adjacent fields.

En Suite

10' 8" x 7' 10" max (3.25m x 2.39m max)

Another contemporary style white suite comprising of low level w/c and hand washbasin with double step in shower having a rainfall unit. The room is complemented by tiled surrounds and floor covering, a chrome effect heated rail ladder and double glazed obscure window.

Bedroom Three

17' 6" x 12' 10" (5.33m x 3.91m)

Another generous double room with fitted wardrobe and drawers, along fitted study area desk and drawers. The room is double glazed to rear aspect.

Bedroom Four

13' 7" x 11' 10" (4.14m x 3.61m)

Double room with views to the rear over adjacent fields.

Bedroom Five

11' 2" plus door recess x 8' 6" (3.40m plus door recess x 2.59m)

The final bedroom could also accommodate a double bed and has fitted wardrobes, a loft access and is double glazed to side aspect.

Dressing Room

8' 3" x 5' 2" (2.51m x 1.57m)

This room could also act as a second study room and has a storage cupboard with double glazed window to front aspect.



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welcome to

Sycamore Cottage Leas Gardens, Jackson Bridge Holmfirth

- Exceptional Detached Residence
- Versatile Five Bedroom Accommodation
- Generous Gardens
- Select Development
- Close To Rolling Countryside

Tenure: Leasehold EPC Rating: C

Council Tax Band: G Service Charge: 780.00

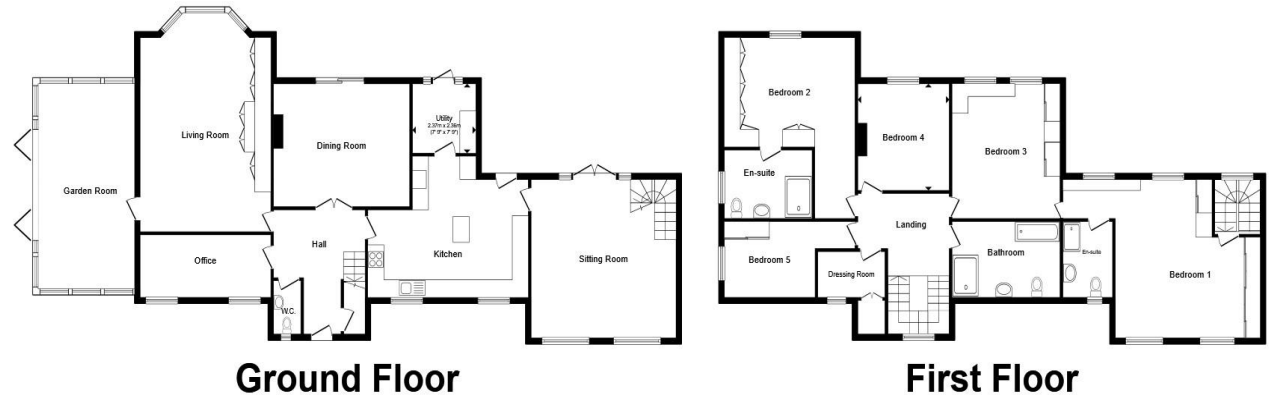
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs

£1,000,000

directions to this property:

From our offices in Victoria Street bear left onto Market Walk and continue forward onto Station Road, continue forward onto Holmfirth Road towards New Mill. At the New Mill crossroads go straight over to the right on to Sheffield Road and continue forward. Bear right onto Bank Street then turn right onto Scholes Rd, Proceed up the hill and Leas Gardens can be found on the left hand side.



Total floor area 309.2 m² (3,328 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HMF109020 - 0004

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