



**Lower Mill Lane, Holmfirth HD9 2JB**



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## **Lower Mill Lane, Holmfirth**

IMMACULATLY PRESENTED FOUR/FIVE BEDROOM TOWN HOUSE, SET IN THE HEART OF HOLMFIRTH. BENEFITING FROM SECOND RECEPTION/HOBBIES ROOM, UTILITY WITH DOG SHOWER, ENSUITE AND WALK IN WARDROBE WITH ADDITIONAL STORAGE. EXTERNALLY DOUBLE DRIVEWAY AND INTEGRAL GARAGE. ATTRACTIVE SPACIOUS REAR GARDEN.

### **Summary**

Immaculately presented is this four/five bedroom town house set in the heart of Holmfirth, with its wealth of shops, supermarkets, restaurants, cafes, public parks, along with highly regarded schooling and ease of access to major commuting routes. Tucked away in a cul de sac position, making it ideal for families or professionals. The property has been completed to a high specification throughout and briefly comprises of entrance hallway, access into garage, work/hobbies room, utility room with dog shower and cloakroom. Carpeted staircase leads to first floor with lounge, sliding french doors onto rear garden and spacious dining kitchen, with balcony off landing, making this an ideal area to enjoy the summer sun. Carpeted staircase leads to second floor with a further three bedrooms and house bathroom. To third floor is master bedroom, with contemporary en suite and walk in wardrobe leading to additional storage. Externally to the front the property benefits from double driveway leading to an integral garage. To the rear is an attractive well established spacious tiered garden, with paved seating area, further enhanced with canopy over and lighting. Useful storage shed.

### **Accommodation**

#### **Entrance Hallway**

Enter through storm porch into entrance hallway. with modern floor covering and attractive glass balustrade leading to first floor. Giving access to integral garage, second reception/hobbies room, utility room and cloakroom.

#### **Second Reception/Hobbies**

12' 7" x 9' 3" ( 3.84m x 2.82m )

Second reception room on the ground floor has a wide range of potential uses. It would ideally work as a home office, workshop or hobbies room. This

room was previously used as a bedroom can be restored back if required.

#### **Utliity**

6' 11" x 6' 3" ( 2.11m x 1.91m )

With wall and base units, sink and brick style tiling. Plumbing for washing machine, space for tumble dryer. This room also benefits from a dog shower, ideal for washing those muddy paws after long walks. Radiator.

#### **Cloakroom**

White sink, low flush w/c, and wash hand basin. Partial tiled walls to dado height. Inset downlights to ceiling and extractor fan. Radiator.

#### **First Floor**

Carpeted staircase with glass balustrade leads to first floor landing. With double glazed sliding french doors leading onto balcony with wrought iron fence and decked seating area. Carpeted staircase leading to second floor.

#### **Lounge**

16' 2" x 14' 8" ( 4.93m x 4.47m )

Ideal family living space, neutrally decorated with plenty of light flooding in from the double glazed sliding doors that lead onto the rear garden. It has attractive laminate style floor covering. Two double Radiators.

#### **Kitchen/Diner**

19' 10" x 9' 3" ( 6.05m x 2.82m )

Spacious dining kitchen with a good range of grey shaker style wall and base units, with an attractive butchers block work surface, and brick style tiles to walls. Incorporating induction hob with concealed extractor, with lights, double oven, integral fridge freezer and integral dishwasher. It has modern





laminate style flooring. To ceiling inset downlights, double glazed windows to front aspect. Ample size to accommodate a dining table.

### Balcony

Leading off the landing with double glazed sliding doors onto decked balcony. Ideal for sitting and taking in the summer sun.

### Second Floor

Leading up to the second floor is a carpeted staircase with glass balustrade. Second floor hall has double glazed window to front aspect and radiator.

### Bedroom Two

13' 7" x 9' 5" ( 4.14m x 2.87m )

Spacious carpeted bedroom, that is neutrally decorated, double glazed window to rear aspect

### Bedroom Four

10' 3" x 7' 1" ( 3.12m x 2.16m )

Double bedroom that is carpeted and neutrally decorated, letting in lots of light through the double glazed window to rear aspect.

### Bedroom Three

10' 7" x 9' 5" ( 3.23m x 2.87m )

Spacious carpeted double bedroom. With double Glazed to front aspect. Radiator.

### House Bathroom

The bathroom has modern laminate style flooring, dado effect decorative tile. The bathroom comprises of; four piece white suite, including shower cubicle, bath, wash hand basin and low flush WC. Chrome style ladder radiator. To ceiling inset downlights and extractor fan.

### Third Floor

Carpeted staircase with glass balustrade leads to third floor with Master suite.

### Master Bedroom

16' 1" restricted head height x 13' ( 4.90m restricted head height x 3.96m )

Spacious carpeted bedroom that has plenty of natural light flooding in from two velux double glazed windows. with inset down lights to ceiling. Door leads into walk in wardrobe, with storage cupboard, housing the boiler. Further leading to spacious recess storage.

### En Suite

Modern en suite with double shower cubicle, modern vanity unit incorporating wash hand basin and w/c. Dado height tiled walls, extractor, inset downlights.

### External

Externally to the front the property benefits from double driveway leading to an integral garage. To the rear is an attractive well established spacious tiered garden, with paved seating area, further enhanced with canopy over and lighting. Useful storage shed.



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## Lower Mill Lane, Holmfirth

- Central Holmfirth Location
- Four/Five Bedroom
- Integral Garage And Double Driveway
- Two Reception Rooms
- Utility Room and En suite

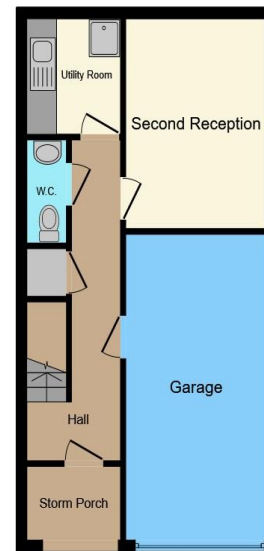
Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£400,000**

### directions to this property:

Leave the centre of Holmfirth on Hollowgate and bear left just before the bridge onto Lower Mill Lane. The property can be found on your left hand side identified by our for sale board.



**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**

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.focalagent.com](http://www.focalagent.com)

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