



**Green Abbey, Hade Edge Holmfirth HD9 2SH**



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## **Green Abbey, Hade Edge Holmfirth**

SPACIOUS DETACHED STONE BUILT RESIDENCE BOASTING STUNNING VIEWS TO THE FRONT AND REAR AFFORDING FIVE BEDROOM ACCOMMODATION ENHANCED BY GENEROUS GARDENS AND TWIN GARAGE. LOCATED IN THE POPULAR VILLAGE OF HADE EDGE.

### **Summary**

A beautifully positioned five-bedroom detached residence enjoying an enviable cul-de-sac setting, located in the highly sought-after village of Hade Edge on the fringes of Holmfirth.

This impressive family home offers generous and versatile accommodation throughout, perfectly suited to modern living. Occupying a peaceful location, the property benefits from far-reaching views across the surrounding countryside to front and rear, creating a wonderful sense of space and tranquillity.

The ground floor briefly comprises three well-proportioned reception areas, providing flexibility for modern family life. The dining space is an ideal room for hosting & spending time as family. A spacious family room and comfortable lounge are complemented by a delightful conservatory, which enjoys views over the rear garden and surrounding landscape, creating an ideal space for relaxing or entertaining year-round.

To the first floor, there are five generous bedrooms, offering ample space for family and guests. The principal bedroom benefits from an en suite shower room and dressing room, while the remaining bedrooms are served by the family bathroom. Externally, the property is equally impressive. A twin garage provides excellent parking and storage, alongside additional driveway space. To the rear, the gardens take full advantage of the fabulous outlook, offering a private and scenic setting ideal for outdoor relaxation and entertaining.

Situated in Hade Edge, the property enjoys access to a range of well-regarded local schooling, making it particularly appealing for families. Holmfirth town centre is just a short distance away, offering a wide variety of amenities, restaurants, and shops. Additionally, the location benefits from excellent connectivity to major road networks, making

commuting to surrounding towns and cities straightforward. This is an outstanding opportunity to acquire a spacious family home in a desirable semi-rural location with exceptional views and convenience. Early viewing is highly recommended.

### **Accommodation Entrance Hall**

On entry there is a wooden floor, central heating radiator, inset ceiling lighting, decorative coving to the ceiling and a staircase ascends to the first floor.

### **Cloaks/W.C**

Coloured low level w/c and hand washbasin with tiled surrounds, a vinyl floor covering, radiator and double glazed obscure window.

### **Dining Room**

11' 4" x 9' 6" ( 3.45m x 2.90m )

A beautifully presented dining room enjoying a pleasant outlook to the front aspect. Finished with attractive wooden flooring and contemporary decor, this versatile space comfortably accommodates a family dining table and chairs, making it ideal for both everyday meals and formal entertaining. Conveniently positioned adjacent to the breakfast kitchen, the layout creates an excellent flow for modern family living and social gatherings.

### **Breakfast Kitchen**

15' 7" max x 13' 3" max ( 4.75m max x 4.04m max )

Featuring an attractive range of wall and base units with complementary worksurfaces incorporating a sink unit with mixer tap. There are tiled surrounds and floor covering and appliances include the double oven and microwave oven, induction hob with extractor hood, integral dishwasher, fridge freezer and microwave whilst the room also has a breakfast bar, underfloor heating, a door leading tot



the garage and is double glazed to front aspect.

### **Living Room**

17' 7" x 13' 3" ( 5.36m x 4.04m )

A fabulous reception room with a vast amount of space for freestanding furniture. Currently carpeted the focal point of the room is electric log effect living flame fire. There is inset ceiling lighting, coving to ceiling, a central heating radiator and double glazing to rear aspect.



### **Family Room**

17' 8" x 9' 6" ( 5.38m x 2.90m )

A comfortable lounge are complimented by a delightful conservatory, which enjoys views over the rear garden and surrounding landscape, creating an ideal space for relaxing or entertaining year-round.

### **Conservatory**

17' 7" max x 10' 4" ( 5.36m max x 3.15m )

Beautifully positioned overlooking the rear garden there two central heating radiators and double doors leading out into the garden.



### **First Floor Bedroom One**

18' 6" x 14' 10" ( 5.64m x 4.52m )

A beautifully proportioned principle bedroom with a large bank of fitted wardrobes, central heating radiator and double glazing to rear aspect taking advantage of the fabulous outlook.

### **En Suite/Bathroom**

9' 5" x 7' 2" ( 2.87m x 2.18m )

White suite comprising of low level w/c, hand washbasin and corner bath. The is also a quadrant shower cubicle and the room is further complemented by the tiled surrounds and there is inset ceiling lighting and a double glazed obscure window.

### **Dressing Room**

Having fitted wardrobes and dressing table there is a laminate floor covering, radiator and the cylinder cupboard.

### **Bedroom Two**

18' x 13' 5" ( 5.49m x 4.09m )

A most impressive guest room having fitted wardrobes, central heating radiator and two double glazed windows to rear aspect. Again note the views.

### **Bedroom Three**

17' 2" x 9' 2" ( 5.23m x 2.79m )

Generous double bedroom with fitted wardrobes, coving to ceiling, central heating radiator and double glazed to rear aspect.

### **Bedroom Four**

11' 5" x 9' 2" ( 3.48m x 2.79m )

Double bedroom with wooden floor covering, radiator and double glazed to front aspect.

### **Bedroom Five/ Office**

11' 8" x 9' ( 3.56m x 2.74m )

Another room of double proportions having a central heating radiator and being double glazed to front aspect.

### **House Bathroom**

10' 2" x 8' 4" ( 3.10m x 2.54m )

Attractive white suite comprising of low level w/c, vanity style hand washbasin and freestanding bath. There is a double shower cubicle, part panel surrounds, inset ceiling lighting, a radiator and double glazed obscure window.

### **External**

To the front of the property is the double width driveway leading to the twin garages. there are also two EV chargers. The rear garden is predominantly lawned with a paved seating area, an outbuilding and is positioned perfectly for the outstanding views.



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## Green Abbey, Hade Edge Holmfirth

- Modern Stone Built Detached Residence
- Spacious Five Bedroom Accommodation
- Panoramic Outlook
- Twin Garage/Driveway
- Cul De Sac Position

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

**£600,000**

### directions to this property:

Leave Holmfirth via Victoria Street and turn right on to Dunford Road. Once in Hade Edge, bear right and continue on Dunford Road. Green Abbey can be found on the right hand side.

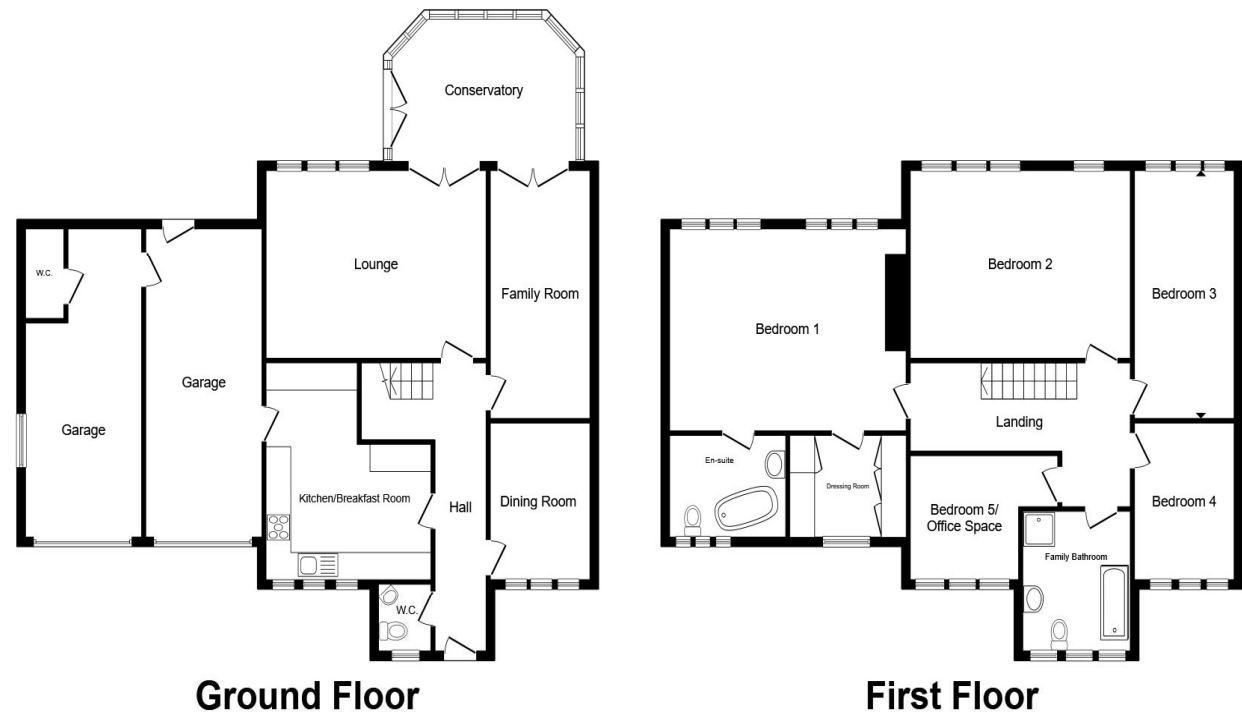
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Total floor area 244.7 m<sup>2</sup> (2,634 sq.ft.) approx

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william  
h brown

  
william h brown



**01484 687818**



[holmfirth@williamhbrown.co.uk](mailto:holmfirth@williamhbrown.co.uk)



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**