



The Cutting, Brockholes Holmfirth HD9 7HL

welcome to

The Cutting, Brockholes Holmfirth

IMPRESSIVE THREE STOREY FIVE BEDROOM DETACHED FAMILY HOME IN THE SOUGHT AFTER VILLAGE OF BROCKHOLES, TWO ENSUITES, UTILITY ROOM. FURTHER ENHANCED BY PARKING TO FRONT, LEADING TO GARAGE. ATTRACTIVE GARDEN TO THE REAR, OCCUPYING A CUL DE SAC POSITION

Summary

Impressive spacious detached house, set in this cul de sac position. Affording generous five bedroom accommodation located on three levels. The property is ideal for a professional couple or family home. With the added benefit of being located close by to the train station. Briefly comprises: entrance hall, Bedroom five, ensuite, utility room, cloakroom and access into the garage, on first floor, lounge and dining kitchen. To second floor four bedrooms, ensuite to master and house family bathroom. Externally to the front is parking that leads to integral single car garage, with recessed canopy over with security lighting. To the rear the property is further enhanced by paved and decked garden with artificial grass and banking to the rear. The location being ideal for local amenities, close by to the vibrant Holmfirth, highly regarded schooling, and commuting routes, an internal inspection would be highly recommended.

Accommodation Entrance Hallway

Enter via composite door into hallway with tiled floor covering. Double glazed window and radiator. Door access into garage with water cylinder. Power and light.

Bedroom Five

11' 9" x 8' 9" (3.58m x 2.67m)
Carpeted spacious double bedroom, with double glazed window to front aspect.

En Suite

Attractive white three piece en suite. Comprising of shower cubicle with rainfall shower, vanity sink with gloss doors, ideal for storage. Complimented by tiled floor covering and inset down lights to ceiling. Extractor fan.

Utility Room

8' 8" x 5' 11" (2.64m x 1.80m)
Utility room, with base units incorporating stainless steel sink, with mixer tap over. Partial tiled walls. Plumbing for washing machine. Laminate style floor covering.

Cloakroom

Useful cloakroom with pedestal wash hand basin and low flush WC. With laminate style floor covering.

First Floor

Carpeted staircase leads to first floor with double glazed window.

Dining Kitchen

24' 1" x 11' 10" (7.34m x 3.61m)
Stylish spacious dining kitchen, with a good range of shaker style wall and base units, complimented further by integral appliances including double fridge freezer, dishwasher, wine cooler, range master induction hob with modern angled extractor hood over, double oven. Also housing the Vokera Boiler. There is plenty of natural light flooding into this room with dual aspect double glazed windows. With inset down lights in the kitchen space, with pendant lighting in the dining space. There is ample space to accommodate a goodsized dining table, making this the perfect space for entertaining. Attractive tiled flooring. Double doors leading into lounge.

Lounge

23' 5" max x 13' 2" (7.14m max x 4.01m)
Spacious L shaped carpeted lounge, is an ideal space for entertaining. with media wall, and recessed displays with inset down lights. Plenty of





natural light flooding through the double glazed window and French doors with side panels leading onto the rear garden. Two Radiators.

Second Floor

Carpeted staircase leading to second floor landing. With pull down loft ladder giving access to boarded loft with power and light.

Master Bedroom

14' 1" x 11' 9" (4.29m x 3.58m)
Spacious carpeted double bedroom, neutrally decorated. Double glazed to front aspect. Radiator. giving access to ensuite.

En Suite

Modern en suite, with walk in shower, attractive modern vanity unit with plenty of storage and low flush WC. Further enhanced by anthracite towel radiator, tiled walls with feature tile, and tiled floor covering. Inset down lights to ceiling.

Bedroom Two

11' 10" x 10' 4" (3.61m x 3.15m)
Spacious double carpeted bedroom. Double glazed window to rear over looking the garden.

Bedroom Three

11' 10" x 10' 4" (3.61m x 3.15m)
Spacious double bedroom with carpeted floor covering. Double glazed window to rear aspect.

Bedroom Four

11' 9" x 9' 6" (3.58m x 2.90m)
Carpeted bedroom with double glazed window to front aspect. Radiator.

House Bathroom

Attractive contemporary white three piece bathroom suite. Shower bath with rainfall shower over, and additional handset, recessed shelf ideal for toiletry storage. Good size modern vanity sink, ideal space for storage, with contrasting bathroom fittings, and

useful touch light mirror over. Low flush WC. Anthracite heated towel radiator. Further enhanced by tiled walls, and modern floor covering and Inset down lights to ceiling.

External

To the front of the property is parking with recessed canopy leading to integral garage. To the rear is a lovely sized fenced enclosed garden with spacious paved seating area, ideal for al fresco dining in those summer months. There is a goodsized artificial grassed garden with an attractive decked space. Perfect for sitting on those sunny days. There is also an additional banking to the rear that can be cultivated.



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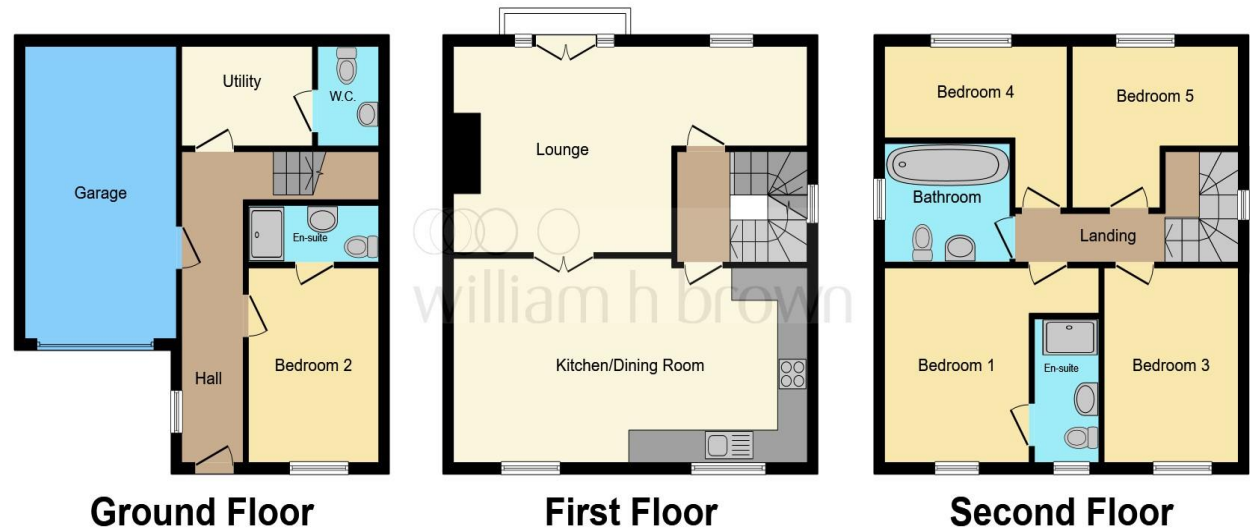
- Stylish Detached Three Storey Home
- Immaculately Presented
- Five Bedrooms
- Two Ensuites And Family Bathroom
- Parking To The Front

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

£375,000

directions to this property:

Leave Holmfirth via Victoria Street heading south east on the A635 towards New Mill. After approximately 1.2 miles turn left onto Springwood Road and then turn right onto Luke Lane. At the junction, turn left onto the A616 New Mill Road and after approximately half a mile turn right onto Oakes Lane. Continue onto the Cutting where the property can be located on the left hand side.



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

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Property Ref:
HMF107997 - 0004

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