



**Wood Farm Lane, Brockholes Holmfirth HD9 7AP**

**welcome to**

## **Wood Farm Lane, Brockholes Holmfirth**

SPACIOUS STONE FACED DETACHED FOUR BEDROOM PROPERTY, IDEAL FOR A PROFESSIONAL COUPLE OR FAMILY. OCCUPYING A PLEASANT POSITION TUCKED AWAY OFF BROCKHOLES LANE. BOASTING A GOOD SIZE GARDEN, PARKING TO FRONT WITH A GENEROUS SINGLE GARAGE. FURTHER ENHANCED BY SOLAR PANELS.

### **Summary**

Set in a prime position is this spacious four bedroom detached property, on a sizeable plot, suitable for families or professionals. Being ideal for someone wanting to put their own stamp on a property. Set within the popular village of Brockholes. It is in close proximity to highly regarded schooling and within close proximity of a train station, further enhanced by being a short drive into the vibrant Holmfirth town. Briefly comprising entrance hallway, lounge, dining room, conservatory, dining kitchen, W/C, utility room and door into integral garage. Four bedrooms and house bathroom. Externally is parking to front and a good size rear garden.

### **Accommodation**

#### **Entrance Lobby**

enter through entrance lobby, with staircase leading to first floor.

#### **Lounge**

16' 5" x 11' 11" ( 5.00m x 3.63m )

Enter into this spacious lounge, with laminate style floor covering, and mock ceiling beams. Plenty of light flooding in from dual aspect double glazed windows. The focal point being the stone fireplace with coal effect gas fire. A couple of steps lead to dining room.

#### **Dining Room**

11' 11" x 9' 11" ( 3.63m x 3.02m )

The dining section continuing from the lounge, with ceiling beams. Radiator.

#### **Conservatory**

12' 11" x 10' 9" ( 3.94m x 3.28m )

Spacious conservatory with french doors leading onto rear garden.

#### **Dining Kitchen**

16' 2" x 9' 11" ( 4.93m x 3.02m )

Spacious breakfast kitchen with a good range of oak style wall and base units. Further complimented by eye level oven, space for dishwasher and fridge. Ceramic hob with extractor over. Dual aspect double glazed windows to front and side to let plenty of natural light in. Brick feature wall.

#### **Utility Room**

With plumbing for washing machine, and sink.

#### **Cloakroom**

Door off the utility room leads into cloakroom. With corner sink and low flush WC. Vinyl floor covering and heating towel rail.

#### **Integral Garage**

Door access from the utility rooms leads into this spacious 1.5 garage. Housing the Worcester Bosch boiler. Obscured double glazed window to front aspect.

#### **Landing**

With feature arched window, laminate floor covering. Access to loft which is partially boarded with power, accessed via pull down ladder. This also houses the inverter for the solar panels.

#### **Bedroom One**

14' 9" x 11' 10" ( 4.50m x 3.61m )

Spacious double bedroom with laminate floor covering. Plenty of natural light flooding in from dual aspect double glazed windows.

#### **Bedroom Two**

13' 2" x 11' 11" ( 4.01m x 3.63m )

Spacious double bedroom with laminate floor





covering and double glazed window over looking the rear garden.

### **Bedroom Three**

11' 11" x 11' 7" ( 3.63m x 3.53m )

Spacious double bedroom with laminate floor covering. Double glazed window to rear aspect.

### **Bedroom Four**

13' 5" x 6' 6" ( 4.09m x 1.98m )

Good sized single bedroom fitted with wardrobe and drawers. Double glazed window to front aspect. Radiator.

### **Bathroom**

9' 8" x 8' 5" ( 2.95m x 2.57m )

Spacious white bathroom suite, with double shower cubicle, vanity sink incorporating low flush WC. Tiled walls with decorative dado tile. Storage cupboard with shelving ideal for towels and bed linen.

### **External**

To the front of the property is parking, leading to integral garage. To the rear is a spacious garden, which can be accessed down both sides of property with good size paved and pebbled seating areas. Good size laid to lawn garden to rear and side. Making this the ideal garden to al fresco dine in those Summer months.



### **Foot Note**

Please note this property does have solar panels that the current vendor owns, this will be transferred with the property. The property also has a Septic Tank, accessed in next doors garden.



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## Wood Farm Lane, Brockholes Holmfirth

- **\*\*No Vendor Chain\*\***
- Parking To Front With Integral 1.5 car garage
- Spacious Garden
- Conservatory
- Utility Room

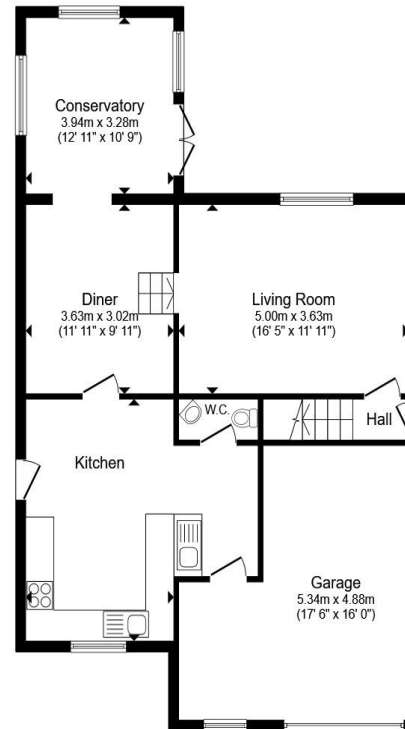
Tenure: Freehold EPC Rating: B

Council Tax Band: E

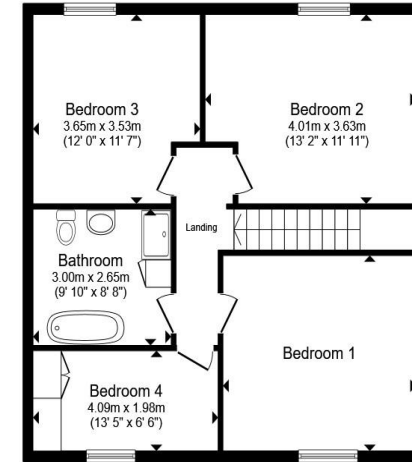
# £425,000

### directions to this property:

Leave Holmfirth via Huddersfield Road, proceed through Thongsbridge and on reaching a cross roads take the right hand turn into Smithy Place down towards Brockholes. On reaching the junction turn right onto New Mill Road then turn left onto Brockholes lane, turning right onto Wood farm lane. Where the property can be identified on the right hand side by our for sale board.



Ground Floor



First Floor

Total floor area 157.6 m<sup>2</sup> (1,696 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](http://www.propertybox.io)



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Property Ref:  
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