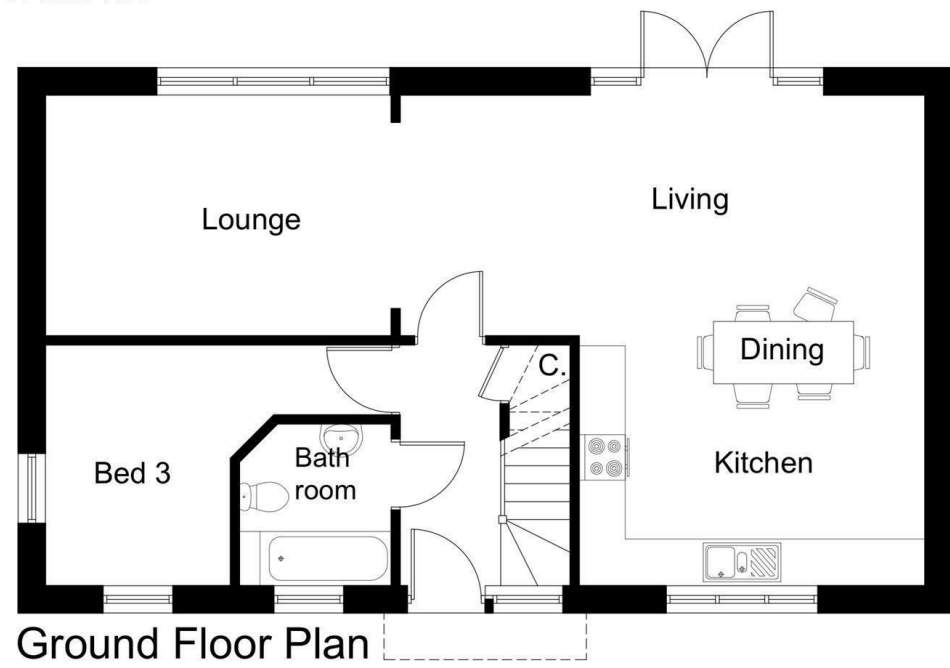
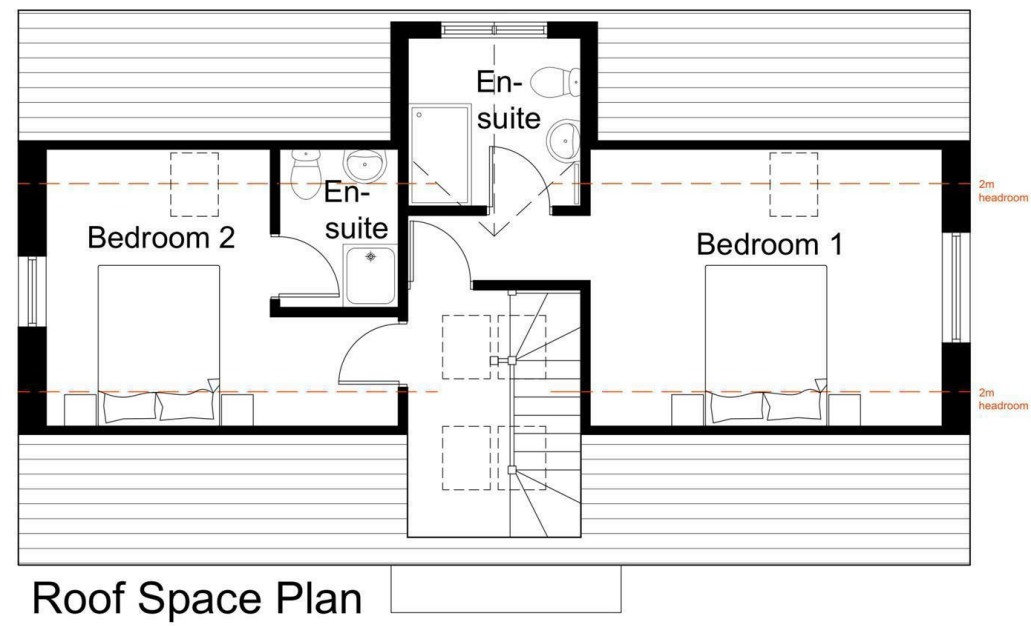


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Sales Plans 1:50



Sales Plans 1:50



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WELCOME TO WOOD VIEW LODGE, Woodlands Avenue, Thongsbridge, Holmfirth

A truly exceptional opportunity to acquire this recently completed luxuriously appointed 3 bedroom detached dormer bungalow.

An individual, architect designed property, meticulously built to the highest standards, providing open plan living with views through bi-fold doors and feature window onto private rear garden and protected woodland beyond.

- Key features :-
- * Fabulous bespoke home ready to move into with beautiful private garden with views beyond to protected woodland
 - * Beautiful open plan living dining space
 - * 3 generous bedrooms, 2 with fitted wardrobes and vanity table
 - * 3 bathroom property inc 2 en-suite
 - * Luxury fitted kitchen including feature island and bespoke lighting. Appliances include integrated dishwasher, washer, 2 ovens, hob with integrated extraction
 - * Underfloor heating to ground floor with smart control system
 - * Herringbone design luxury vinyl flooring and carpets throughout
 - * Bifold doors leading onto composite decking outdoor entertaining area with glass balustrade
 - * Private driveway with parking for up to 4 vehicles
 - * Additional gated gravelled hardstanding area with potential for campervan/caravan storage

ACCOMMODATION

RECEPTION HALL

10'2" x 7'3"

This welcoming reception hall is accessed via a composite front door displaying a stainless steel column handle and features an attractive glass balustrade fitted along the staircase leading to the first floor and which houses cupboard storage beneath, incorporating the underfloor heating manifold and fuse board. The reception hall enjoys a luxury vinyl tiled antique oak style floor covering in an herringbone design which extends through to the dining and living kitchen area. You will also find access to the ground floor bathroom, ground floor bedroom and the living kitchen area. Spotlights are fitted in the ceiling, along with the hard wired smoke alarm and alarm control panel.

GROUND FLOOR BATHROOM

6'9" x 5'7"

Fitted with a contemporary white suite comprising hand wash basin with chrome mixer tap over, low flush wc and a panel bath with chrome mixer tap and hand held shower attachment over. There are stone effect aqua-board style splashbacks. A Nordic grey wood effect floor covering and a uPVC double glazed window with privacy glass inset. There are spotlights within the ceiling and a glass splash screen.

GROUND FLOOR BEDROOM

10'2" x 9'3" (plus the entrance)

Enjoying good levels of natural light via the uPVC double glazed windows positioned to the front and side elevations, spotlights within the ceiling and ample sockets.

DINING AND LIVING AREA

21'5" x 10'2"

With the aforementioned luxury vinyl floor in the herringbone, antique oak style continued from the reception hall. Flooded with natural light through the bi-fold doors to the rear elevation taking in the beautiful wooded aspect over the surrounding protected woodland and providing easy access to the composite decking area to the rear of the property. There is provision for a wall mounted television and spotlights in the ceiling. This social space is open plan in design to the kitchen and lounge area.

KITCHEN AREA

13'9" x 11'4"

This luxury fitted kitchen has a range of base and eye level units in a contemporary dove grey colour scheme with complementary stone effect working surfaces with upstands in the same design and matched in design with a central island which incorporates a fitted induction hob and pop-up integrated extraction. The kitchen is further equipped with a fitted oven and combination microwave oven, tallboy integrated fridge and freezer, dishwasher, composite inset sink unit with one and a half bowls and chrome mixer tap over, integrated washing machine. There are multiple pan drawers and integrated cutlery drawer, a fitted pantry style cupboard, a uPVC double glazed window is positioned to the front elevation. Above the island is an attractive and contemporary designer pendant light and there are chrome finished sockets and switches throughout.

LOUNGE

15'4" x 10'2"

Positioned to the rear of the property overlooking the garden and aforementioned protected woodland, enjoying good levels of natural light via the uPVC double glazed windows, spotlights in the ceiling. There is a newly laid carpeted floor covering and, in keeping with the remainder of the property, has matching chrome sockets and switches.

FIRST FLOOR

LANDING

7'2" x 9'6" max

This study area has a continuation of the glass balustrade and turned feature staircase which opens up into a good sized working landing area where there are two Velux skylights positioned to the front roof slope. allowing good levels of natural light to flood into this work space.

BEDROOM 1

13'10" x 14'7" max, 12'2" to the wardrobe doors

This generous master bedroom also enjoys the aforementioned wooded aspect via the uPVC double glazed window positioned to the gable end and the Velux skylight to the rear roof slope. There is a central heating radiator, spotlights within the ceiling, a loft hatch allowing access into the roof void (not inspected at the time of the appraisal) and a range of fitted wardrobes with sliding mirror door fronted finish and a full hanging arrangement within. Positioned between the two wardrobes is a dressing area. There is a television point and a range of plug sockets and switches in a matching white finish in keeping with the decor.

EN SUITE

7'3" x 7'1"

Fitted with a three piece suite in a contemporary white colour scheme comprising vanity hand wash basin with chrome mixer tap, low flush wc and a walk-in double shower with main rainfall shower head and hand held shower attachment. There is a Nordic grey wood effect floor and the the walls are presented in a stone effect finish with matching window sills and reveals. There is an extractor, spotlights within the ceiling and a uPVC double glazed window to the rear elevation with privacy glass inset. The large heated towel can be run off the heating system or independently as an electric appliance.

BEDROOM 2

15'4" max x 14'7" max

(or 3.18m to the wardrobe doors) This room also has a range of bespoke fitted furniture with comprising mirror fronted sliding door fronted robes boasting a full hanging arrangement, a centrally positioned dresser and a Velux skylight positioned to the rear roof slope. Positioned to the side elevation is a uPVC double glazed window with privacy glass inset, there is a central heating radiator, spolights, loft hatch allowing access to the loft space (not inspected at the time of the appraisal) and an internal door leads through to the en suite.

EN SUITE

6'6" x 4'9"

Fitted with a shower cubicle with main rainfall showerhead and hand held shower attachment, vanity hand wash basin with mixer tap low flush wc, stone effect, aqua-board style splashbacks, grey Nordic oak style timber effect floor covering and a heated towel rail, also capable of being run off the gas fired heating system or independently as an electric appliance, extractor and spotlights

OUTSIDE

Outside amenity is a key feature which enhances this property even further. There is a newly laid tarmacadam private driveway affording parking for up to 4 vehicles. To the rear is a generously sized private lawned rear garden with elevated decked entertaining area with glass balustrade, easily accessed from the bifold doors leading from kitchen diner. The rear garden is private and not overlooked. Beyond is a very pleasant outlook to the protected local woodland. Located to the side of the property is a useful gravelled hardstanding area with gated access that could be used for campervan / caravan storage.

TENURE.

A freehold arrangement.

COUNCIL TAX

Awaiting classification.

