



Scotgate Road, Honley, HD9
Holmfirth

Offers in the Region of
£450,000



Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

Nestled in the sought-after village of Honley, on the Scotgate Ridge Development is this exceptional four-bedroom new-build home offers modern living in a truly desirable setting, just a short stroll from the heart of the village and its local amenities.

Benefitting from modern bathrooms, an en-suite, private and enclosed south facing garden, off road parking for three cars and six years NHBC remaining. This property would make an ideal family home.

Constructed in 2022 and still feeling wonderfully fresh, the property combines contemporary design with practical family living. The spacious layout includes four well-proportioned bedrooms, with the standout master suite featuring a stylish en-suite bathroom and a dedicated dressing area creating a private retreat within the home.

The property briefly comprises of: a an entrance hallway, a ground floor WC, a living room, a kitchen/diner and a utility. To the first floor are three double bedrooms, one with an e-suite, a single bedroom and a house bathroom

To the rear, the property boasts a private and enclosed garden that makes the most of its elevated position, offering far-reaching views—perfect for relaxing, entertaining, or simply enjoying the surrounding countryside.

This is a rare opportunity to acquire a nearly-new home in a charming and well-connected village location, ideal for families and professionals alike seeking both comfort and convenience.



Entrance Hallway

Enter the property via a PVCu door into this spacious hallway with laminate flooring and benefitting from a large storage cupboard. Carpeted stairs rise to the first floor accommodation. Access to the living room, ground floor WC and kitchen/diner.

Ground Floor WC

A useful ground floor WC with vinyl flooring. Comprising of: a WC and a wash basin with tiled splashback.

Living Room

A large and bright living room positioned the full width of the property and having three PVCu windows providing plenty of natural light.





Kitchen Diner

To the rear of the property is this large kitchen/diner with laminate flooring, truly the hub of the home. The kitchen area has matching wall and base units and laminate worksurfaces. Integrated appliances comprise of an eye level double electric oven, a five ring gas hob with a perspex splashback, an extractor and a fridge freezer. There is an island housing a stainless steel sink and drainer, a dishwasher, underneath storage and seating for four people. This room has ample space for a family dining table and a seating area. With floor to ceiling PVCu bay window and patio doors making the most of those far reaching views across the valley, this is an ideal place to entertain or relax with family.

Utility

A useful utility just of the kitchen area with laminate flooring, matching wall and base units and laminate worksurfaces. There are two free standing spaces for appliances, one with plumbing for a washing machine. A composite door leads out to the side access.

Landing

Carpeted stairs with an oak and spindle balustrade rise to the first floor accommodation. Benefitting from a large storage cupboard. Access to all bedrooms and house bathroom.

Master Bedroom

A double bedroom with fitted wardrobes across one wall providing a dressing area and twin PVCu windows provide plenty of natural light. Access to the en-suite.

En-Suite

A modern partially tiled en-suite with vinyl flooring. Comprising of: a WC, a wash basin, a walk in shower with glass sliding door. PVCu privacy window to rear aspect.





Bedroom Two

A second spacious double bedroom with PVCu window to front elevation.

Bedroom Three

A third double bedroom with PVCu window to side elevation.

Bedroom Four

A single bedroom, currently used as an office. Benefitting from a storage cupboard/wardrobe and PVCu window to front aspect.

House Bathroom

A modern partially tiled house bathroom with laminate flooring. Comprising of: a WC, a wash basin with vanity unit, a bath and a ceramic towel rail. PVCu privacy window to side elevation.

Exterior

This property sits on a large plot and has gardens to three sides. To the rear, accessed from the kitchen/diner, is this south facing private and enclosed garden. An Indian stone patio area, a further decked area with steps leading down to the lawn provides an ideal spot to sit and relax with family or entertain. To the side is a blocked paved driveway (off-road parking for three cars) leading to a single detached garage providing ample overhead storage.

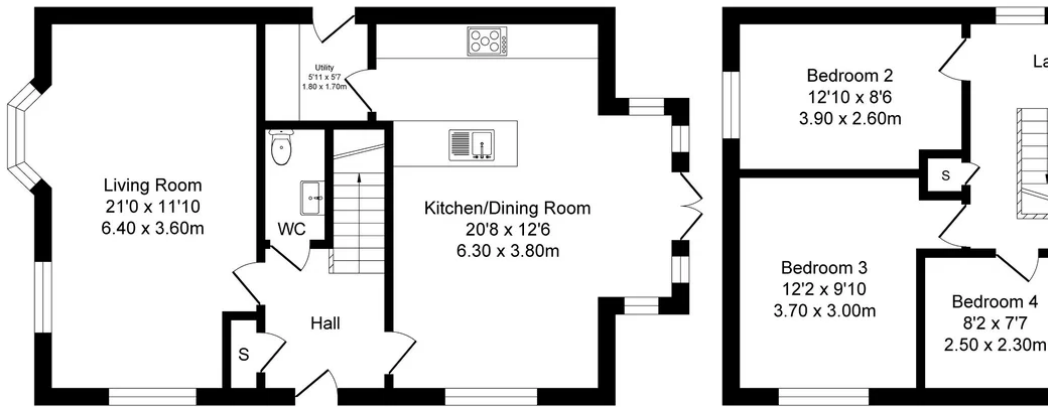
To the front is an Indian stone pathway to the front door with lawns to either side and herbaceous borders.





48 Scotgate, HD9 6RE
Total Approx. Floor Area 1629 Sq.ft. (151.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
 Approx. Floor Area 712 Sq.Ft (66.2 Sq.M.)

First Floor
 Approx. Floor Area 661 Sq.Ft (61.4 Sq.M.)





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