



Snow Gate™

Estate
agency
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properly



**Binns Wood Binns Lane
, Holmfirth, HD9 3BJ**

An amazing opportunity to purchase this substantial detached family home just a short walk from the heart of Holmfirth set in approximately 4.5 acres of gardens and woodland. The property, as it stands; has over 4000 square feet of accommodation over two floors with an additional 1000 square feet of basement leading to the heated swimming pool and 1200 square feet of garaging. The property is a little tired internally and would benefit from cosmetic modernisation hence the attractive guide price.

Given the size of the plot, detached pool building and old tennis court it may be that the site could be redeveloped subject to planning etc....creating additional dwellings.

An attractive sweeping drive leads to the rear of the house where there is plenty of parking in the courtyard area. The house itself briefly comprises hallway, snug, dining kitchen, utility, WC, two large reception rooms, formal hallway, side porch, store rooms and huge garage. To the first floor are five double bedrooms, two bathrooms, ensuite, dressing room, large landing and box room. The basement rooms lead through to the pool house.

NO VENDOR CHAIN

O.I.R.O £1,000,000

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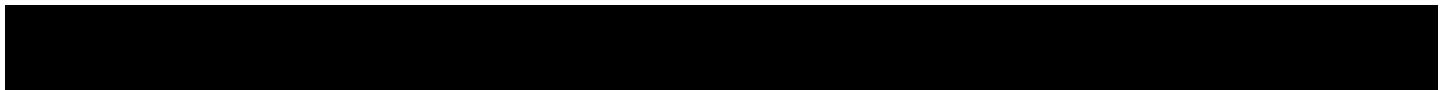


- FIVE BEDROOM DETACHED FAMILY HOME IN APPROX 4.5 ACRES OF GROUNDS
- STUNNING HOLME VALLEY VIEWS JUST A SHORT WALK FROM HOLMFIRTH CENTRE
- FANTASTIC OPPORTUNITY FOR REDEVELOPMENT/IMPROVEMENT
- 5000 SQ FT OF HOUSE, 1600 SQ FT OF POOL HOUSE AND 1200 SQ FT OF GARAGE
- 12 METER HEATED SWIMMING POOL IN A DETACHED OUTBUILDING
- NO VENDOR CHAIN



Directions





Floor Plan



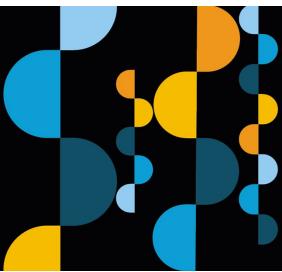
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Whilst every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any errors, omissions or mis-statement. The plan is for illustration purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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