



**Windmill View, Scholes Holmfirth HD9 1SA**

**welcome to**

## **Windmill View, Scholes Holmfirth**

FABULOUS DETACHED RESIDENCE AFFORDING GENEROUS AND WELL APPOINTED FOUR BEDROOM ACCOMMODATION WITH GARDENS AND DOUBLE GARAGE OCCUPYING A CORNER PLOT AND BOASTING A SPLENDID RURAL OUTLOOK.

### **Summary**

Luxuriously appointed detached residence affording generous and versatile four bedroom accommodation occupying a sizeable corner plot on this ever popular cul de sac development. Presented in move in condition the property will be appealing to a wealth of potential buyers and briefly comprises : entrance hall, dining kitchen, living/dining room, cloaks/w.c, utility room, ground floor double bedroom/home office, three first floor double bedrooms, the principle bedroom having dressing room and ensuite facilities, whilst there is also a luxury house bathroom. Externally the property is enhanced by well maintained gardens to three sides and access to a double garage. With local amenities within reach and well regarded schooling the property sits nicely for ease of access to major routes for commuters.

### **Accommodation**

#### **Entrance Hall**

Being double glazed to front aspect with radiator and door leading to:

#### **Open Plan Dining/Living Ktchen**

18' 7" x 18' 5" ( 5.66m x 5.61m )

A fabulous room ideal for entertaining or family gatherings. The kitchen area is fitted with a modern range of wall and base units with quartz worksurfaces incorporating a one and a half bowl sink and drainer unit with Sinkerator boiling water mixer tap. Appliances include the induction hob with extractor hood, integral dishwasher and wine cooler whilst there are tiled surrounds, a laminate floor covering, concealed unit lighting and inset ceiling lighting. There is a useful understairs storage cupboard and double glazed window to side aspect with electric/remote controlled blinds. The room opens into a dining/living area, currently carpeted

with decorative coving to ceiling, a central heating radiator and staircase ascending to the first floor.

#### **Lounge Dining Room**

22' 8" x 21' 4" ( 6.91m x 6.50m )

A splendid reception room with the central focal point being the rustic column, red brick fireplace housing the living flame stove. There are various wall light points, decorative dado rail, and three central heating radiators whilst the room is double glazed to front and rear aspects along with French style doors leading to the rear garden. Further natural light passes through the room via the solar powered remote velux window.

#### **Utility**

10' 8" x 7' 4" ( 3.25m x 2.24m )

With a range of fitted storage units and complementary tiled surrounds. There is plumbing for a washing machine, space for a fridge freezer, a laminate floor covering, chrome effect heated rail ladder and stable style exit door.

#### **Cloaks/W.C**

Fitted with a white low flush w/c and hand washbasin with laminate floor covering and central heating radiator.

#### **Bedroom Four/ Home Office**

Giving the property a good deal of versatility either as an additional double bedroom or home office for the home worker. There is decorative coving to ceiling, spotlighting, a central heating radiator and French style doors lead to rear aspect.

#### **First Floor**

##### **Principle Bedroom**

17' x 12' 2" ( 5.18m x 3.71m )

A generously proportioned bedroom with angled





ceiling and velux window. There are fitted wardrobes, coving to ceiling, central heating radiator and double glazed to side aspect.

generator when required.

### **Dressing Room/En Suite**

12' 3" x 7' 1" ( 3.73m x 2.16m )

Updated by the current vendor and having a modern white suite comprising of low flush w/c and contemporary style hand washbasin. There is a tiled shower with rainfall unit and attachment and the room has ample hanging space and a velux roof window.

### **Bedroom Two**

13' 3" x 9' 10" ( 4.04m x 3.00m )

The second double room is double glazed to side aspect with fabulous views towards Holme Moss. There are fitted wardrobes, coving to ceiling and a central heating radiator.

### **Bedroom Three**

8' 4" x 8' ( 2.54m x 2.44m )

Another room that could accommodate a double bed and having fitted wardrobes, coving to ceiling, central heating radiator and double glazing to side aspect.

### **House Bathroom**

10' 9" x 10' ( 3.28m x 3.05m )

Luxury bathroom fitted with a white low flush w/c, vanity style hand washbasin and bath with overhead shower unit and screen. There are complementary tiled walls and floor covering, a chrome effect heated rail, inset ceiling lighting, two velux windows and an airing cupboard.

### **External**

The property occupies a sizeable corner plot and therefore offers gardens to three sides. The rear garden offers a good degree and there is a double width driveway to the front giving access to the double garage. The garage has a remote roll door, power and lighting, water supply and an emergency



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## Windmill View, Scholes Holmfirth

- Executive Style Detached Residence
- Spacious Four Bedroom Accommodation (approx 2000 sq ft)
- Double Garage
- Generous Corner Plot
- Cul De Sac Position

Tenure: Freehold EPC Rating: C

Council Tax Band: G

**£450,000**



Ground Floor



First Floor

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](http://www.focalagent.com)

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william h brown



**01484 687818**



[holmfirth@williamhbrown.co.uk](mailto:holmfirth@williamhbrown.co.uk)



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)