



Riverbank House
Brockholes | Holmfirth | West Yorkshire | HD9 7BP

STEP INSIDE

Riverbank House, 89 River Holme View is a contemporary three storey detached executive home that blends modern design with generous living spaces, creating a property perfectly suited to today's lifestyle. Thoughtfully upgraded from the original builder's finish, the home now features modern traditional style radiators, chromed light switches and solar panels, enhancing both its aesthetic appeal and energy efficiency. Set within this desirable gated development, the property unfolds beautifully across three floors, offering versatility, light and an effortless connection between family life, work and relaxation.

The ground floor welcomes you with a spacious entrance hall, where timber flooring sets a warm and contemporary tone. This is a home that immediately feels open and inviting.

From here, the layout branches into a versatile reception room — a wonderfully flexible space that can adapt to a variety of uses, whether as a home office, snug, playroom or guest bedroom. Practicality is well catered for too, with a utility room, ground floor W.C. and internal access into the garage, which has been thoughtfully converted into a stylish home gym while still retaining the option for storage or parking if required.

An open staircase leads to the first floor, where a generous landing opens into a bright study area. This space already works beautifully as a work-from-home zone but could easily be sectioned to create a more private office if desired.

Beyond this, the home reveals its standout feature — a fabulous open plan living, dining and kitchen space that spans the full width of the property. Bathed in natural light from dual aspect windows, full height glazing and French doors to the rear garden, this is a sociable, modern layout designed for both everyday living and entertaining.

The kitchen is fitted with quality cabinetry and integrated appliances, centred around a stylish island that provides additional storage and a natural gathering point. Adjacent sits a generous dining area, perfectly placed for family meals or hosting friends, with direct access out to the rear garden for effortless indoor-outdoor living.

The sitting area completes the space, offering a comfortable and inviting place to unwind, enhanced by a feature fireplace with a woodburning stove — a cosy focal point during the colder months.







The second floor is home to the principal bedroom suite, a calm and elegant retreat featuring a dedicated dressing room with built-in storage and a private ensuite bathroom.

Bedrooms two and three share a Jack and Jill shower room, making this floor ideal for families.

Bedroom three has been transformed into a luxurious dressing room with high-quality cabinetry and storage, though it can easily revert to a spacious double bedroom if preferred.

The top floor offers two further generous double bedrooms, each with its own open dressing area, creating a boutique-style feel.

A contemporary house bathroom serves this level, making it perfect for older children, guests or multigenerational living.





The rear garden is a wonderful extension of the home — a private outdoor space designed for both relaxation and play. A neatly kept lawn forms the heart of the garden and a patio terrace is perfectly positioned for summer dining, morning coffee or evenings spent outdoors with family and friends.

For adventurous children, a charming woodland area sits to the rear, offering a natural space to explore and enjoy.

Adding a touch of luxury, there is a hot tub that will remain at the property and is included in the sale, creating an inviting environment to unwind throughout the year.

To the front, the property benefits from driveway parking, along with the convenience of an electric car charging point — an increasingly valuable feature for modern living.

Riverbank House is a home that balances style, practicality and flexibility with ease — a contemporary property designed for modern living, offering beautifully presented accommodation across three impressive floors.

ADDITIONAL INFORMATION

The property is freehold and is within Kirklees council with a council tax band of F. The property has solar panels and is connected to mains services including gas, electricity, water and sewerage.

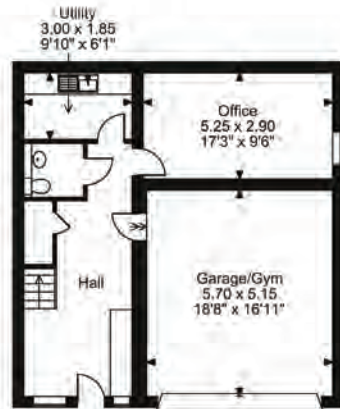
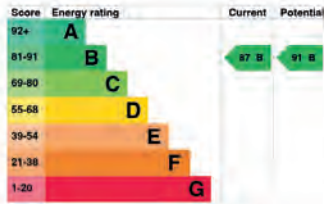
Solar/heat pump system: £22,000 whole-home energy upgrade including an air source heat pump, solar PV and 20kWh battery storage to reduce energy bills and reliance on the grid. A smart, low-carbon system delivering efficient heating, clean power and stored energy for greater independence.

There is a monthly contribution of £16.67 per month for the upkeep of the grounds, street lighting and the electric gate.

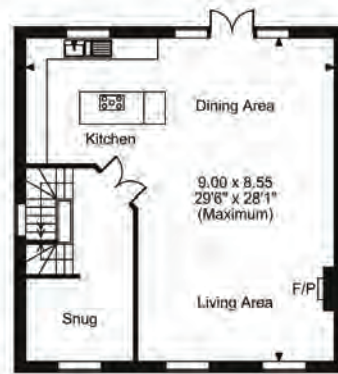
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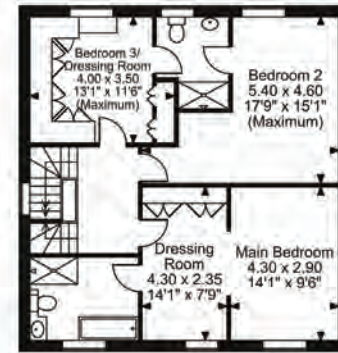
River Holme View Brockholes, Holmfirth
Approximate Gross Internal Area
Main House = 2676 Sq Ft/249 Sq M
Garage/Gym = 316 Sq Ft/29 Sq M
Total = 2992 Sq Ft/278 Sq M



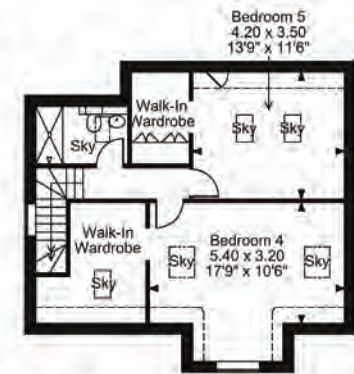
Ground Floor



First Floor



Second Floor



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐ Denotes restricted head height
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