Snow Gate™

Estate agency done properly









8 Bank Lane

, Holmfirth, HD9 2TX

A fantastic opportunity to own this very special architect designed Kingsman Home in this beautifully tucked away position on the edge of Holmfirth. This is the first time one of this type of properties has been re-sold since they were built in 2017. The quality throughout is evident and the current owners have kept the property immaculately. Briefly comprises entrance hallway, downstairs bedroom and integral garage. To the upper ground floor are a dining kitchen, WC and beautiful lounge. To the first floor are three further double bedrooms, master with ensuite and family bathroom. Off road parking, integral garage and landscaped garden.
The property is ideally located to access all the Holme Valley amenities and is within the catchment area for local outstanding schools and colleges. Centrally located between Manchester, Leeds and Sheffield it is also a commuter's paradise.

O.I.R.O £450,000

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- A SUPERB STONE NEW BUILD FOUR DOUBLE BEDROOM HOME
- FABULOUS PRIVATE POSITION WITH LOVELY VIEWS TO FRONT AND REAR
- QUIET RURAL POSITION CONVENIENT FOR THE HEART OF HOLMFIRTH
- ACCOMMODATION OVER THREE FLOORS WITH OFF ROAD PARKING, INTEGRAL GARAGE AND GARDEN
- DINING KITCHEN AND LOUNGE WITH DOORS TO THE GARDEN
- BUILT BY THE AWARD WINNING AND LOCAL KINGSMAN HOMES IN 2017

Entrance

Ground Floor Bedroom

17'7 x 10'8 (5.36m x 3.25m)

Integral Garage

9'10 x 20'8 (3.00m x 6.30m)

Upper Ground Hallway

WC/Cloakroom

5'1" x 3'1" (1.55m x 0.94m)

Lounge

17'7 x 13'2 (5.36m x 4.01m)

Dining Kitchen

10'5 x 18'2 (3.18m x 5.54m)

First Floor Landing

Master Bedroom

14'3 x 12'3 (4.34m x 3.73m)

Ensuite

7'5" x 4'3" (2.26m x 1.30m)

Bedroom 2

8'7 x 13'2 (2.62m x 4.01m)

Bedroom 3

8'8 x 16'9 (2.64m x 5.11m)

Bathroom

7'5" x 5'7" (2.26m x 1.70m)

Garden and Parking



Directions

















Floor Plan



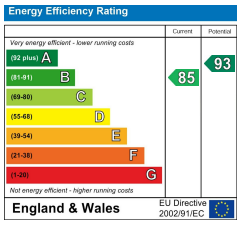
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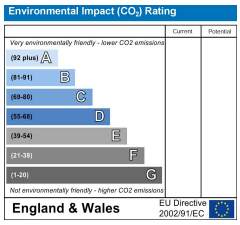
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Total Area: 155.2 m² ... 1671 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative 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.





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