



2 Malkin Wood View , Holmfirth, HD9 2AA

Set above the main road convenient for Holmfirth and stunning countryside, Malkin Wood View offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-designed layout includes a welcoming reception room, perfect for entertaining or relaxing after a long day.

The house comprises two bathrooms & separate WC, ensuring convenience for all residents and visitors. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home. The surrounding area is known for its picturesque landscapes and friendly community, making it a wonderful place to settle down.

Holmfirth itself is a vibrant town, offering a variety of local shops, cafes, and amenities, all within easy reach. The property is also well-connected to nearby towns and cities, providing access to a wider range of facilities and services. Do not miss the chance to make this lovely property your own.

£400,000

2 Malkin Wood View

, Holmfirth, HD9 2AA



- MODERN FOUR BEDROOM SEMI DETACHED FAMILY HOME
- GROUND FLOOR UTILITY AND INTEGRAL GARAGE
- SOLAR PANELS WITH BATTERY STORAGE INCLUDED
- FOUR DOUBLE BEDROOMS, MASTER WITH ENSUITE
- FAR REACHING COUNTRYSIDE VIEWS - BALCONY AND JULIET BALCONIES
- OPEN PLAN BREAKFAST KITCHEN, DINING ROOM AND LOUNGE
- OFF ROAD PARKING, GARAGE AND ENCLOSED REAR GARDEN

Entrance

Utility

8'1" x 4'5" (2.46m x 1.35m)

Integral Garage

20'8" x 9'1" (6.30m x 2.77m)

Upper Ground Floor Landing

WC/Cloakroom

4'9" x 3'3" (1.45m x 0.99m)

Breakfast Kitchen

15'2" x 9'8" (4.62m x 2.95m)

Dining Area

11'8" x 8'9" (3.56m x 2.67m)

Lounge

12'3" x 9'6" (3.73m x 2.90m)

First Floor Landing

Bedroom 2

14'4" x 9'1" (4.37m x 2.77m)

Bedroom 3

12'7" x 9'2" (3.84m x 2.79m)

Bedroom 4

10'7" x 9'6" (3.23m x 2.90m)

Family Bathroom

7'7" x 5'8" (2.31m x 1.73m)

Upper Level Landing

Master Bedroom

18'0" x 10'9" max (5.49m x 3.28m max)

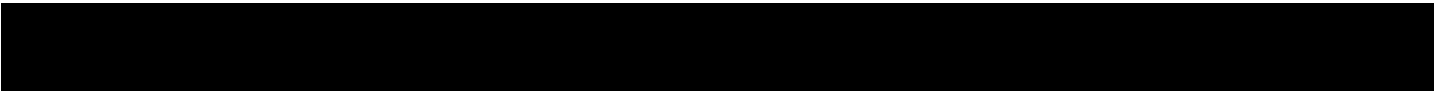
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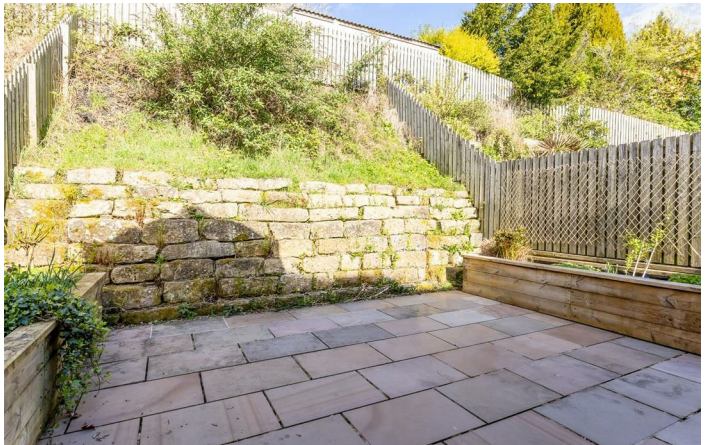
7'3" x 5'10" (2.21m x 1.78m)

Garden and Parking



Directions





Floor Plan

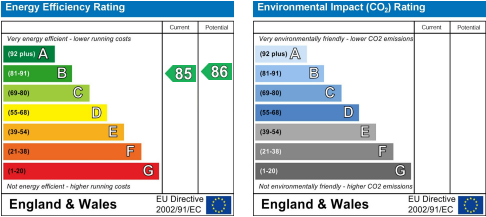


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Total Area: 172.9 m² ... 1861 ft² (excluding balcony)
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, 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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