





Shawfield Avenue,Holmfirth HD9 2LZ

william h brown

welcome to

Shawfield Avenue, Holmfirth

RENOVATED DETACHED RESIDENCE AFFORDING VERSATILE FOUR BEDROOM ACCOMMODATION PRESENTED IN MOVE IN CONDITION ENHANCED BY DELIGHTFUL GARDENS AND GARAGE OCCUPYING AN ELEVATED POSITION ON THE FRINGES OF HOLMFIRTH

Summary
Set in a highly regarded position within the ever popular Holmfirth, this outstanding four-bedroom detached residence has been extensively renovated and significantly enhanced by the current vendors to create a superb family home finished to an exceptional specification throughout. Combining contemporary styling with versatile accommodation, the property offers spacious and thoughtfully designed living spaces ideally suited to modern family life.

The accommodation is approached via a welcoming entrance hall and briefly comprises a beautifully presented sitting room, together with an impressive open-plan dining kitchen and living area forming the heart of the home. Fitted with a range of high-quality fixtures and fittings, this stunning space provides an excellent environment for both everyday family living and entertaining. Complementing the ground floor is a useful utility room, a well-appointed family bathroom and a versatile fourth bedroom, ideal for guests, dependent relatives or those working from home.

To the first floor are three generously proportioned bedrooms, including a superb principal suite benefitting from fitted storage and a stylish en-suite shower room. The remaining bedrooms are served by a contemporary shower room finished to an equally impressive standard.

Externally, the property enjoys beautifully landscaped and highly private rear gardens which provide an excellent degree of seclusion and offer an attractive outdoor space for relaxation, family enjoyment and entertaining. The gardens are complemented by a garage and a substantial workshop, presenting excellent storage facilities and potential for a variety of uses.

Occupying a desirable Holmfirth location, close to an excellent range of local amenities, highly regarded schooling and the area's renowned countryside walks, this exceptional detached home offers a rare opportunity to acquire a renovated property of considerable quality and versatility.

Accommodation

Entrance Hall
On entry there is a central heating radiator, cloaks room and a staircase ascending to the first floor and doors to the following rooms:

Living/Dining Kitchen
The real hub of the home with the kitchen area is fitted with a stylish range of wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. There is a range cooker with extractor and complementary tiled surrounds and the room opens into the dining and living areas with inset ceiling lighting, radiator and high quality floor covering. The focal point of the living area is the wood burning stove set to feature brick recess and there are fittings for a wall mounted TV, and double glazing to rear aspect overlooking the garden.

Sitting Room
An ideal haven to get away from the hustle and bustle with the room having a radiator and patio doors leading out into the garden.

Entrance Porch
Situated to the front of the property and having a vinyl floor covering, radiator, double glazed window to front aspect and a useful cloaks cupboard.









Utility
Just off the kitchen the utility houses the central heating boiler and has a range of base units with roll edge worksurfaces, a sink and drainer unit, plumbing for the washing machine and a door leading to the side of the property.

Bathroom
Contemporary style white suite comprising of low level w/c, wall hung hand washbasin and bath along with quadrant shower cubicle having rainfall unit. There is a chrome effect heated rail ladder and radiator plus a double glazed obscure window.

Bedroom Four/Home Office
Giving the property great versatility in its usage and having a radiator and being double glazed to front aspect.

First Floor
Bedroom One
The principle bedroom boasts built in storage a central heating radiator and is double glazed to front aspect.

En Suite
Once more fitted in a contemporary style with white level w/c and hand washbasin with shower cubicle. There is a vinyl floor covering, chrome effect heated rail ladder and double glazed obscure window.

Bedroom Two
This double room has a radiator and is double glazed to front aspect.

Bedroom Three
Central heating radiator and double glazed window to side aspect.

Shower Room
White low level w/c and hand washbasin with quadrant shower cubicle, chrome effect heated rail ladder and double glazed obscure window.

Externally
Externally, the property is further enhanced by a generous, beautifully maintained rear garden that boasts a good degree of privacy, providing an exceptional outdoor space for children, entertaining, or simply relaxing/dining al fresco. The property also benefits from a garage with security roll door and a substantial separate workshop/outbuilding, ideal for storage, hobbies or those requiring additional workspace.

welcome to

Shawfield Avenue, Holmfirth

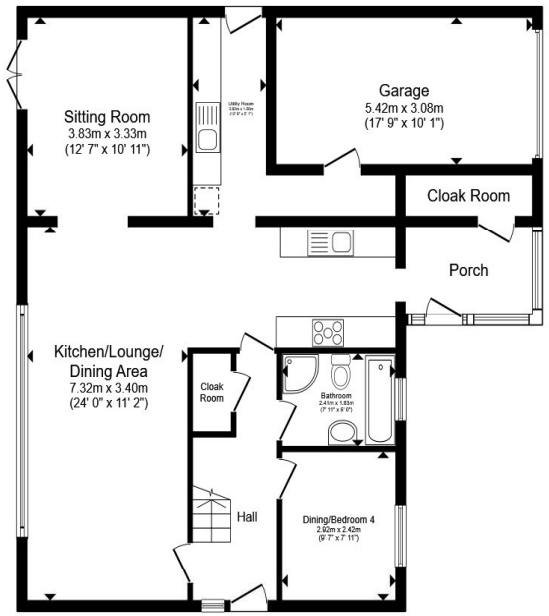
- Updated Detached Residence
- Turn Key Presentation
- Versatile Four Bedroom Accommodation
- Delightful Gardens
- Driveway/Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: D

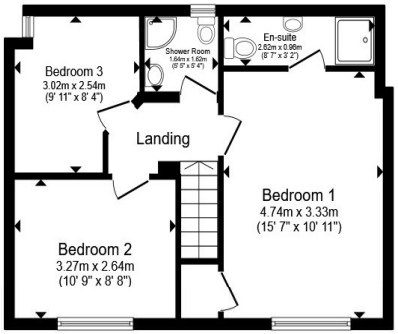
£440,000

directions to this property:

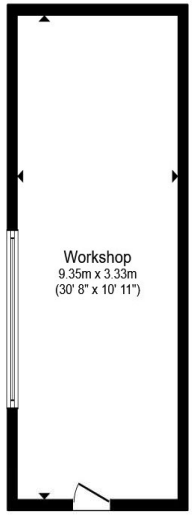
From our offices on Victoria Street turn left on to Huddersfield Road and continue forward on to Woodhead Road. Turn right on to Burnlee Road and left on to Woodside View. Turn left on to Shawfield Avenue, where the property is located on the left hand side identified by our for sale board.



Ground Floor



First Floor



Outbuilding

Total floor area 149.1 m² (1,605 sq.ft.) approx

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.propertybox.io

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Property Ref:
HMF109134 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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