



St. Georges Road, Scholes HOLMFIRTH HD9 1UQ

welcome to

St. Georges Road, Scholes HOLMFIRTH

BOASTING THE MOST FABULOUS OUTLOOK IS THIS DECEPTIVELY SPACIOUS MID TOWN HOUSE AFFORDING VERSATILE FOUR BEDROOM ACCOMMODATION ON THREE LEVELS WITH GARDEN TO REAR AND OFF STREET PARKING

Summary

An internal inspection would be highly recommended of this modern mid townhouse for the presentation and spaciousness to be fully appreciated. Located on three floors the accommodation briefly comprises: entrance hall, living room with stunning outlook over rolling countryside, bedroom with en suite, three first floor bedrooms, the principle having en suite, house bathroom and on the lower ground floor positioned overlooking the garden is the fabulous dining kitchen/family room, utility room and cloaks/w.c. Enhanced by gardens to front and rear there is also tandem parking for two vehicles and with its central village location there are amenities at hand along with well regarded schooling and ease of access to major commuting routes.

Accommodation

Entrance Hall

On entry the hallway has a double glazed window to front aspect and a staircase ascending to the first floor and one descending to the lower ground floor.

Living Room

18' x 17' (5.49m x 5.18m)

This room is impressive to say the least being extremely spacious and boasting the most fabulous rural outlook. As its focal point there is a living flame fire set to feature surround and the room has a high quality wood effect floor covering, and a central heating radiator. A good deal of natural light flows through the room from the double glazed windows to rear aspect and two velux style roof windows.

Bedroom Two

11' 6" x 8' 8" (3.51m x 2.64m)

Ideal as a guest room this carpeted room has a central heating radiator and is double glazed to

front aspect.

En Suite

Modern white suite comprising of low flush w/c and wall hung hand washbasin with double shower having rainfall unit. There are complementary tiled surrounds and floor covering whilst there is a heated chrome effect rail ladder, inset ceiling lighting and extractor.

Lower Ground Floor Dining Kitchen/Family Room

28' 4" x 16' 10" (8.64m x 5.13m)

The real hub of the home ideal for family gatherings or if entertaining and like most of the lower ground floor having an engineered oak floor covering. The kitchen area has a stylish range of wall and base units with granite worksurfaces and appliances include the stainless steel five burner gas hob, electric double oven integral dishwasher and full drop fridge and freezer. The generous living and dining areas have inset ceiling lighting and ceiling points over the dining area. There is a useful storage/cloaks cupboard and bi folding doors open onto the rear garden, perfect for those summer months.

Utility Room

8' 7" x 5' 8" (2.62m x 1.73m)

Having a range of wall and base units with sink, drainer and mixer tap. There is also plumbing for the washing machine.

W/C

Fitted with a modern white low flush w/c and vanity style hand washbasin along with tiled floor covering, inset ceiling lighting and a chrome effect heated rail ladder.





First Floor Bedroom One

12' 6" x 12' 3" (3.81m x 3.73m)

The principle bedroom once more boasts the panoramic outlook over rolling countryside being double glazed to rear aspect and having a central heating radiator.

En Suite

Again fitted in a contemporary style with white low flush w/c and wall hung hand washbasin. The double shower has a rainfall unit and there are tiled surrounds and floor covering, inset ceiling lighting and double glazed window to rear aspect.

Bedroom Three

12' 2" x 8' 8" (3.71m x 2.64m)

A double room with radiator and double glazed window to front aspect.

Bedroom Four

8' 5" x 8' (2.57m x 2.44m)

Ideal as the fourth bedroom or home office and having a central heating radiator and double glazed window to front aspect.



House Bathroom

8' 8" x 5' 6" (2.64m x 1.68m)

White suite comprising of low flush w/c, wall hung hand washbasin and panelled bath with overhead shower unit and screen. The room is complemented by the tiled walls and floor covering, a chrome effect heated rail ladder, extractor and inset ceiling lighting.

External

To the front of the property is an enclosed garden area the majority being lawned and leading to the storm porch entry. The rear gardens are also lawned and are ideal for relaxing or dining al fresco. Affording a good degree of privacy the garden sits adjacent to off street tandem parking for two vehicles.



view this property online williamhbrown.co.uk/Property/HMF108838



welcome to

St. Georges Road, Scholes HOLMFIRTH

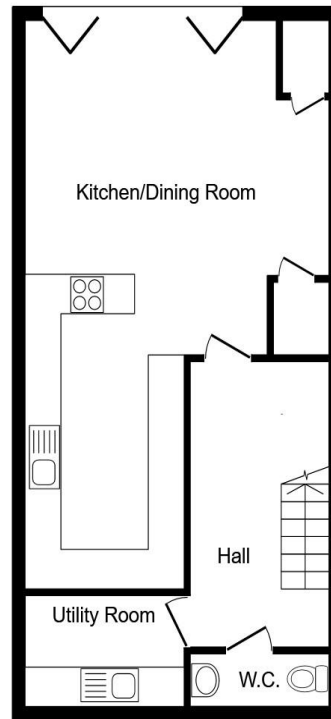
- Modern Mid Townhouse
- Four Bedroom Accommodation 1658 sq feet
- 1658 sq feet
- House Bathroom, 2 En Suites & Cloaks W.C
- Off Street Parking

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

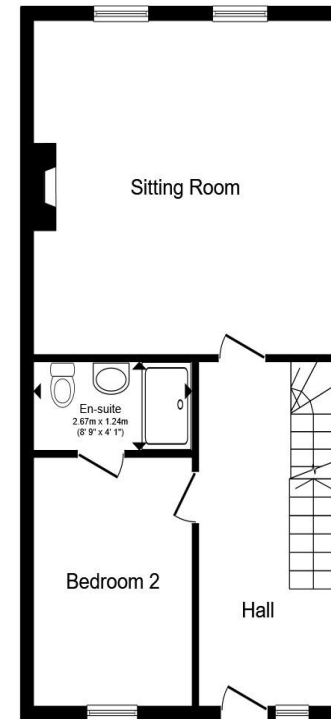
£410,000

directions to this property:

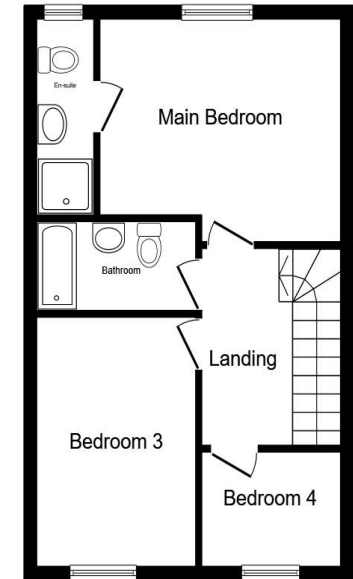
From our offices on Victoria Street, turn right onto Dunford Road and bear immediately left onto South Lane. At the top of South Lane, continue forward onto Cinderhills Road. Turn left onto Paris and in the centre of the village turn left onto St Georges Road where the property can be found on the right hand side.



Lower Ground Floor



Ground Floor



First Floor

Total floor area 148.7 m² (1,601 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



view this property online williamhbrown.co.uk/Property/HMF108838



Property Ref:
HMF108838 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01484 687818



holmfirth@williamhbrown.co.uk



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



williamhbrown.co.uk