Snow Gate™

Estate agency done properly

12 Bank Lane

, Holmfirth, HD9 2TX

A truly beautiful seven bedroom family home in this private rural location just a few minutes drive from the heart of Holmfirth with lovely countryside views, available with no vendor chain. The property is finished to an exceptional standard with huge attention to detail and quality fixtures and finishings throughout including ground floor underfloor heating, fabulous dining kitchen, solid fuel stove to the sitting room and flexible loft accommodation. Briefly comprises hallway, bootroom/utility, downstairs WC, home office/family room, lounge and spacious dining kitchen, five first floor bedrooms, master with ensuite and dressing room, jack and jill shower room between bedrooms 3 and 4 plus luxurious family bathroom. Two further loft rooms, ideal for bedrooms or further reception rooms with a further shower room. Detached double garage, gated off road parking and front, rear and side gardens.
NO VENDOR CHAIN.

£875,000

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- SEVEN DOUBLE BEDROOM DETACHED FAMILY HOME
- PRIVATE POSITION TUCKED AWAY WITH LOVELY COUNTRYSIDE VIEWS
- IMMACULATE THROUGHOUT WITH QUALITY FIXTURES AND FITTINGS
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- MASTER BEDROOM WITH ENSUITE AND DRESSING ROOM
- NO VENDOR CHAIN

Entrance

WC/Cloakroom
5'8" x 4'9" (1.73m x 1.45m)

Home Office/Family room
12'11" x 8'3" (3.94m x 2.51m)

Lounge
17'7" x 8'3" (5.36m x 2.51m)

Dining Kitchen
25'10" x 14'3" (7.87m x 4.34m)

Utility/Boot Room
10'9" x 9'9" (3.28m x 2.97m)

First Floor Landing

Bedroom 4
10'9" x 9'8" (3.28m x 2.95m)

Jack and Jill Shower Room
9'9" x 3'11" (2.97m x 1.19m)

Bedroom 3
13'9" x 9'10" (4.19m x 3.00m)

Bedroom 2
14'4" x 10'7" (4.37m x 3.23m)

Master Bedroom
14'2" x 10'11" (4.32m x 3.33m)

Dressing Room
9'1" x 7'11" (2.77m x 2.41m)

Ensuite
7'5" x 4'10" (2.26m x 1.47m)

Bedroom 5
10'8" x 10'7" (3.25m x 3.23m)

Family Bathroom
8'10" x 7'4" (2.69m x 2.24m)

Galleried Second Floor Landing

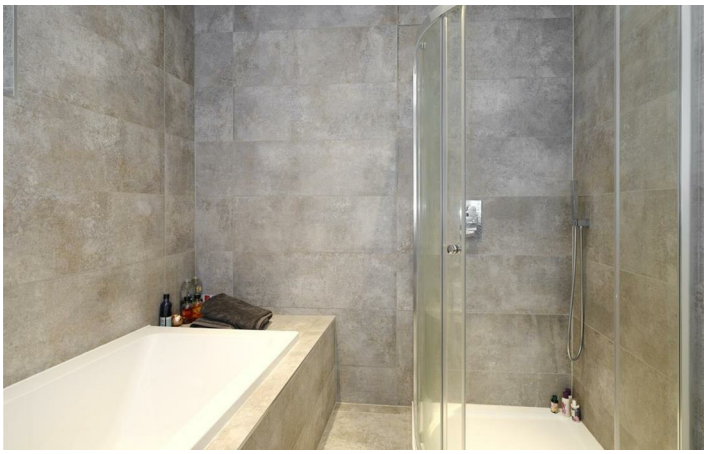
Bedroom 6
13'4" x 19'10" (4.06m x 6.05m)

Bedroom 7
13'4" x 12'8" (4.06m x 3.86m)

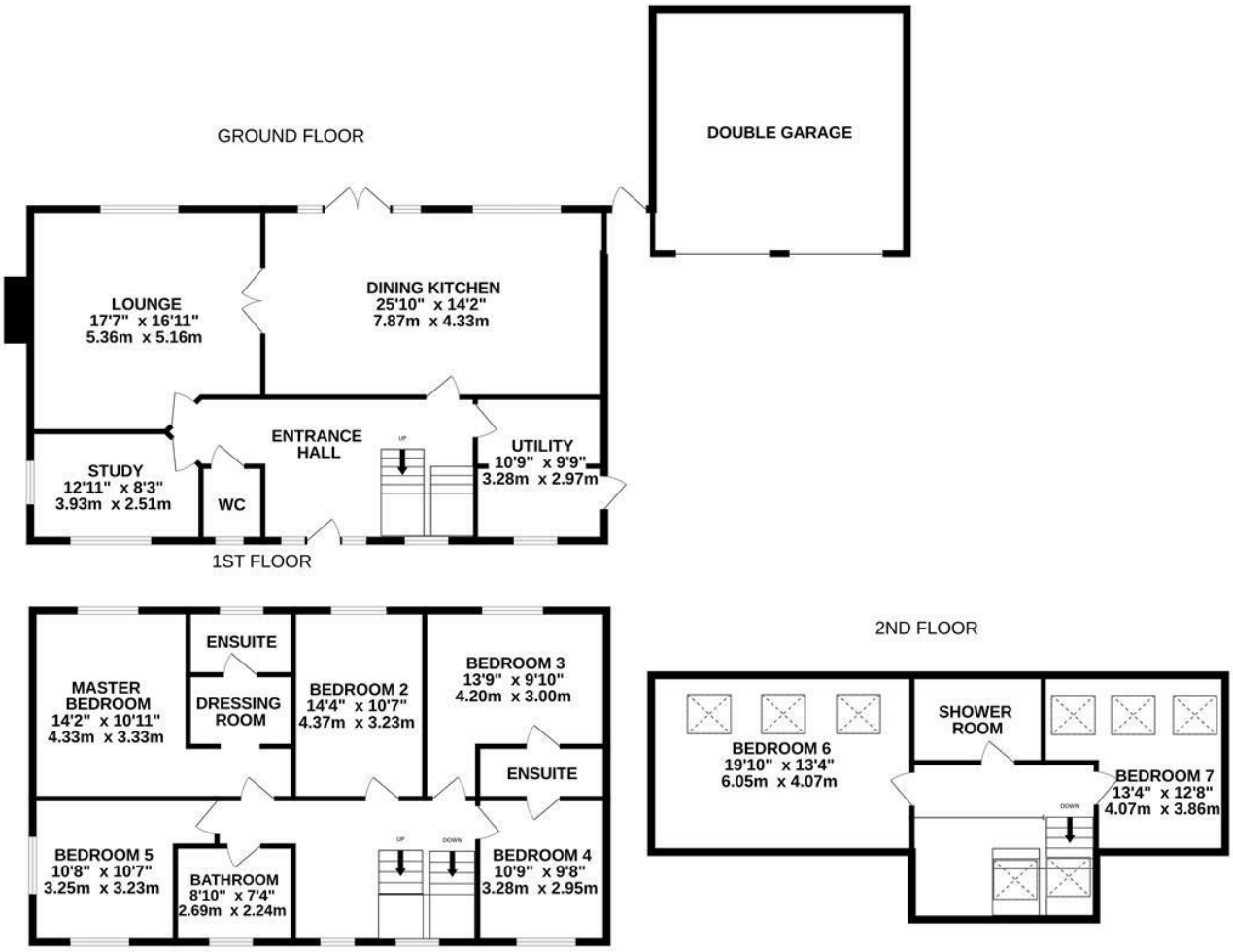
Shower Room
8'2" x 6'0" (2.49m x 1.83m)

Garden and Off Road Parking

Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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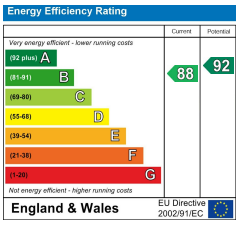

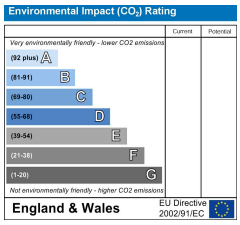

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