



## 35 Binns Lane

, Holmfirth, HD9 3BJ

A superb five bedroom detached family home in this incredibly sought after location a short walk from Holmfirth with some of the most amazing, unspoilt Holme Valley Views we've ever seen. The property is immaculate throughout with many recently completed improvements and offers fabulous, spacious accommodation just a short walk from the heart of Holmfirth and stunning countryside alike. This family home occupies a huge, private plot and briefly comprises entrance porch, hallway, WC, lounge, family room and open plan dining kitchen and snug. To the first floor are five bedrooms, master with ensuite and a family bathroom. Lower ground floor utility and store room, garden shed with potential for home office/summer house, detached double garage and plenty of off road parking.

NO VENDOR CHAIN.

£925,000

# 35 Binns Lane

, Holmfirth, HD9 3BJ



- FIVE BEDROOM DETACHED FAMILY HOME (MASTER WITH ENSUITE)
- THREE RECEPTION ROOMS, DINING KITCHEN AND LOWER GROUND UTILITY AND STORAGE
- SUPERB 180 DEGREE HOLME VALLEY VIEWS AND VIEWING BALCONY
- IMMACULATE THROUGHOUT WITH MANY NEW FIXTURES/FITTINGS AND IMPROVEMENTS
- LARGE GARDEN, BALCONY, OFF ROAD PARKING AND DETACHED GARAGE
- NO VENDOR CHAIN

## Entrance Hallway

8'0" x 3'3" (2.44m x 0.99m)

## Hallway

## WC

5'8" x 3'2" (1.73m x 0.97m)

## Lounge

20'10" x 12'5" (6.35m x 3.78m)

## Family Room

10'7" x 10'3" (3.23m x 3.12m)

## Open Plan Living/Dining Kitchen

21'6" x 20'9" (6.55m x 6.32m)

## Snug

11'5" x 10'3" (3.48m x 3.12m)

## First Floor Landing

20'3" x 13'8" (6.17m x 4.17m)

## Master Bedroom Suite

20'7" x 12'2" (6.27m x 3.71m)

## Ensuite

8'6" x 5'1" (2.59m x 1.55m)

## Family Bathroom

11'9" x 8'5" (3.58m x 2.57m)

## Bedroom 2

12'6" x 10'3" (3.81m x 3.12m)

## Bedroom 3

11'5" x 10'3" (3.48m x 3.12m)

## Bedroom 4

10'6" x 8'9" (3.20m x 2.67m)

## Bedroom 5/Home Office

8'7" x 7'0" (2.62m x 2.13m)

## Under House Utility Room

12'6" x 7'9" (3.81m x 2.36m)

## Gardens and Shed/Home Office

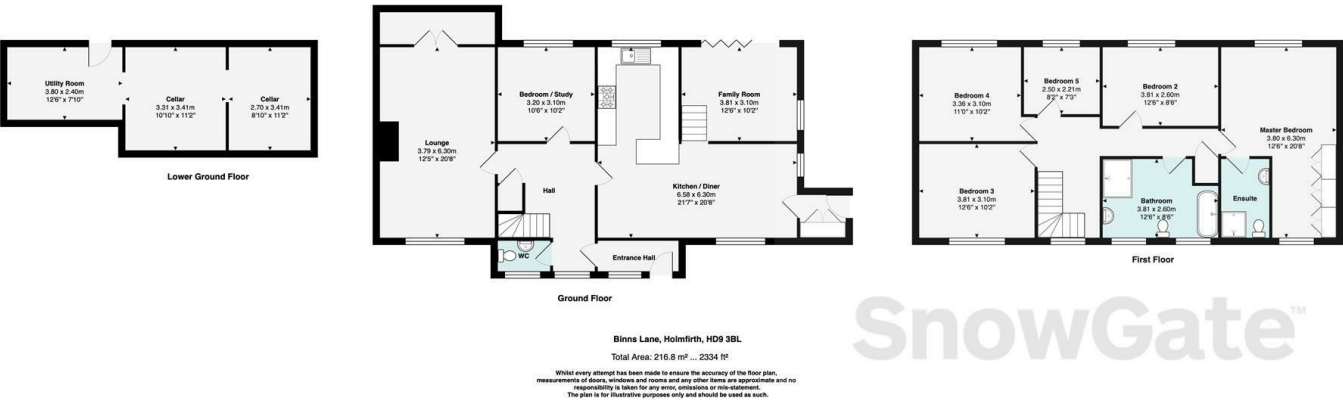
## Garage and Off Road Parking



## Directions

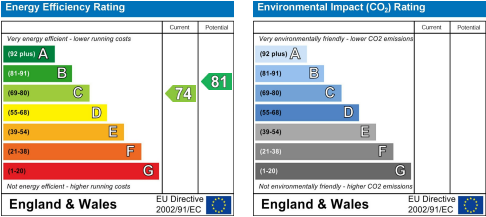


Floor Plan



SnowGate™

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.



Estate  
agency  
done  
properly

Snow  
Gate™

**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE  
All Enquiries: 01484 680800  
**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801  
[snowgate.co.uk](http://snowgate.co.uk)