



Snow Gate™

Estate
agency
done
properly



5 Birch Park

Brockholes, Holmfirth, HD9 7BJ

A rare opportunity to purchase a four bedroom detached family home tucked away in this exclusive cluster of detached properties with beautiful views a short walk from the local primary school and train station. Lived in since new the property has been lovingly maintained and briefly comprises hallway, utility, wc, dining room, lounge and breakfast kitchen. Four first floor bedrooms, master with ensuite and a family bathroom. Integral double garage and conservatory, front and rear gardens and two outbuildings.

NO VENDOR CHAIN.

£525,000

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- A FOUR BEDROOM DETACHED FAMILY HOME WITH SECRET GARDEN

TWO RECEPTION ROOMS, BREAKFAST KITCHEN AND CONSERVATORY

GAS CENTRAL HEATING, SOLAR PANELS, SECURITY ALARM & DOUBLE GLAZING

STUNNING PRIVATE LOCATION WITH BEAUTIFUL VIEWS AND LARGE PLOT

POTENTIAL FOR EXTENSION AND IMPROVEMENT - NO VENDOR CHAIN

A SHORT WALK FROM THE PRIMARY SCHOOL AND TRAIN STATION

INTEGRAL DOUBLE GARAGE AND PLENTY OF OFF ROAD PARKING

Entrance

Hallway

12'1" x 6'1" (3.68m x 1.85m)

Utility

13'8" x 6'0" (4.17m x 1.83m)

Integral Garage

18'2" x 17'4" (5.54m x 5.28m)

Downstairs WC

4'11" x 2'7" (1.50m x 0.79m)

Breakfast Kitchen

11'4" x 11'1" (3.45m x 3.38m)

Dining Room

12'0" x 11'5" (3.66m x 3.48m)

Lounge

16'9" x 13'8" (5.11m x 4.17m)

Conservatory

15'8" x 7'8" (4.78m x 2.34m)

First Floor Landing

Master Bedroom

11'5" x 11'0" (3.48m x 3.35m)

Ensuite

7'10" x 5'4" (2.39m x 1.63m)

Bedroom 2

13'9" x 11'10" (4.19m x 3.61m)

Bedroom 3

11'5" x 9'7" (3.48m x 2.92m)

Bedroom 4

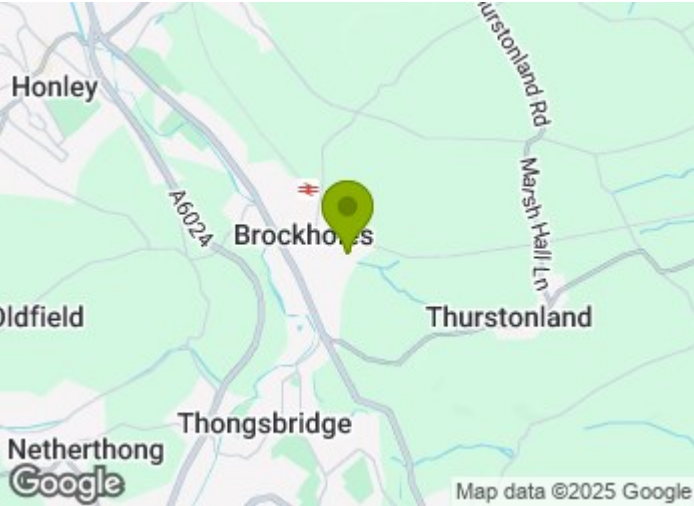
10'11" x 7'11" (3.33m x 2.41m)

Family Bathroom

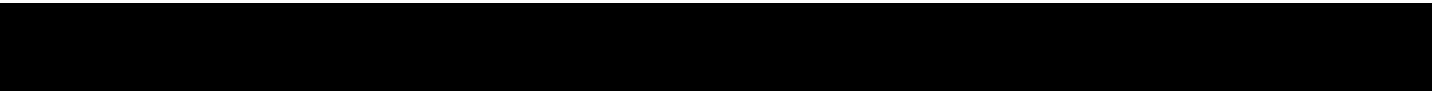
7'10" x 5'6" (2.39m x 1.68m)

Off Road Parking

Gardens

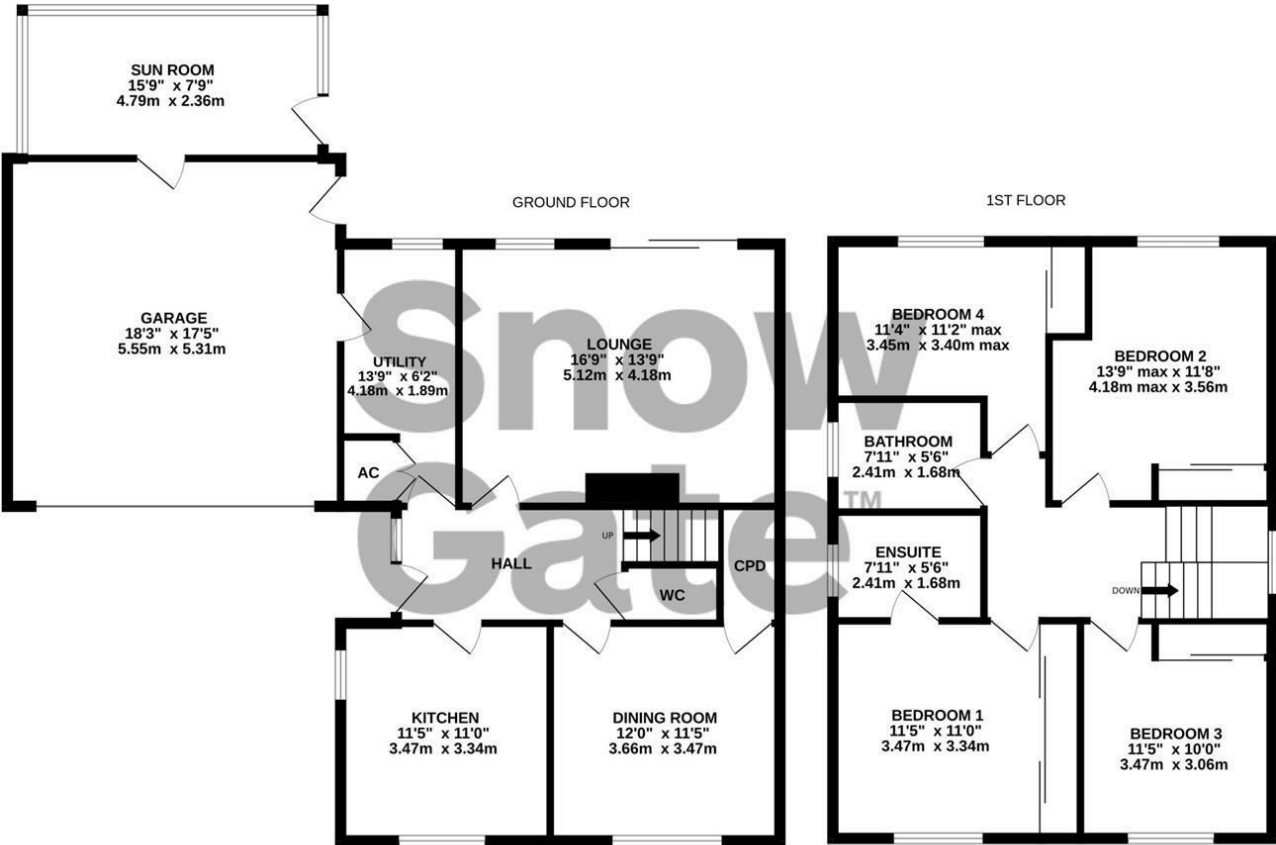


Directions





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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