

14 Bank Lane , Holmfirth, HD9 2TX

A superb opportunity to purchase this bespoke "one off" seven bedroom family home in immaculate condition throughout set in one of the most picturesque settings we've seen, whilst being really close to the heart of Holmfirth with a popular local pub within level walking distance. Tucked away behind private gates the property has under floor heating to the ground floor, plenty of off road parking, integral garage and beautiful gardens. Briefly comprises hallway, cloakroom/WC, walk in coats and boots cupboard, dining kitchen, lounge, home office and integral garage. To the first floor are five double bedrooms (three with ensembles) two are currently used as a home gym and cinema room respectively and a family bathroom. To the second floor are two further kingsize bedrooms and a further family bathroom. NO VENDOR CHAIN.

£950,000

14 Bank Lane

, Holmfirth, HD9 2TX



- SEVEN KINGSIZE BEDROOM FAMILY HOME IN A GORGEOUS RURAL SETTING
- IMMENSELY PRIVATE POSITION BEHIND PRIVATE GATES
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS WITH SUPER DINING KITCHEN
- IMMACULATE THROUGHOUT WITH SUPERB QUALITY FIXTURES AND FITTINGS
- THREE ENSUITES, TWO FAMILY BATHROOMS AND DOWNSTAIRS WC
- AVAILABLE WITH NO VENDOR CHAIN

Entrance

15'9" x 10'7" (4.80m x 3.23m)

Cloakroom/WC

6'0" x 5'2" (1.83m x 1.57m)

Coats Cupboard

6'4" x 4'11" (1.93m x 1.50m)

Dining Kitchen

23'9" x 14'6" (7.24m x 4.42m)

Butlers Pantry

6'5" x 4'6" (1.96m x 1.37m)

Utility

7'6" x 5'8" (2.29m x 1.73m)

Lounge

20'7" x 14'8" (6.27m x 4.47m)

Home Office/Family Room

10'9" x 10'7" (3.28m x 3.23m)

First Floor Landing

Master Bedroom Suite

19'6" x 19'4" overall (5.94m x 5.89m overall)

Dressing Area

8'5" x 3'11" (2.57m x 1.19m)

Walk Through Wardrobe

8'0" x 7'10" (2.44m x 2.39m)

Ensuite

7'11" x 6'8" (2.41m x 2.03m)

Master Bedroom Area

19'5" x 11'3" (5.92m x 3.43m)

Family Bathroom

10'6" x 9'11" (3.20m x 3.02m)

Cinema Room/Bedroom 2

14'7" x 14'5" (4.45m x 4.39m)

Bedroom 3

14'7" x 14'11" (4.45m x 4.55m)

Ensuite

7'3" x 4'10" (2.21m x 1.47m)

Bedroom 4

14'9" x 14'8" (4.50m x 4.47m)

Ensuite

7'8" x 4'10" (2.34m x 1.47m)

Bedroom 5/Gym

15'3" x 10'7" (4.65m x 3.23m)

Second Floor Landing

Bedroom 6

18'0" x 12'6" (5.49m x 3.81m)

Bedroom 7

14'4" x 12'6" (4.37m x 3.81m)

Bathroom

11'8" x 6'2" (3.56m x 1.88m)

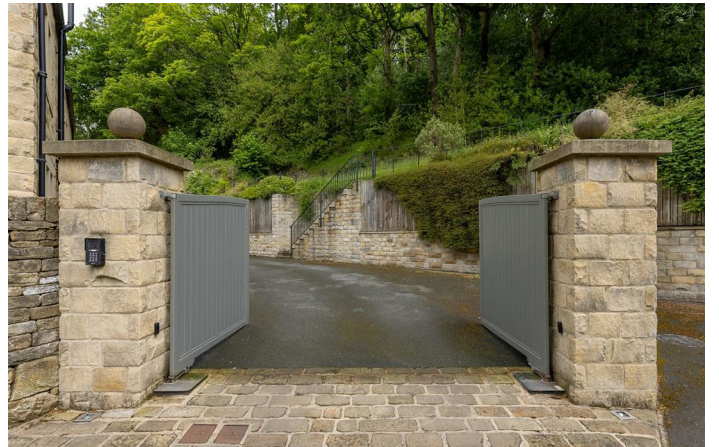
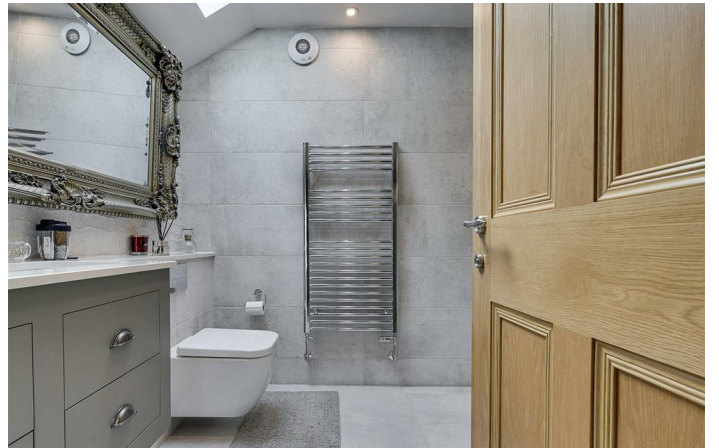
Integral Double Garage

19'11" x 19'7" (6.07m x 5.97m)

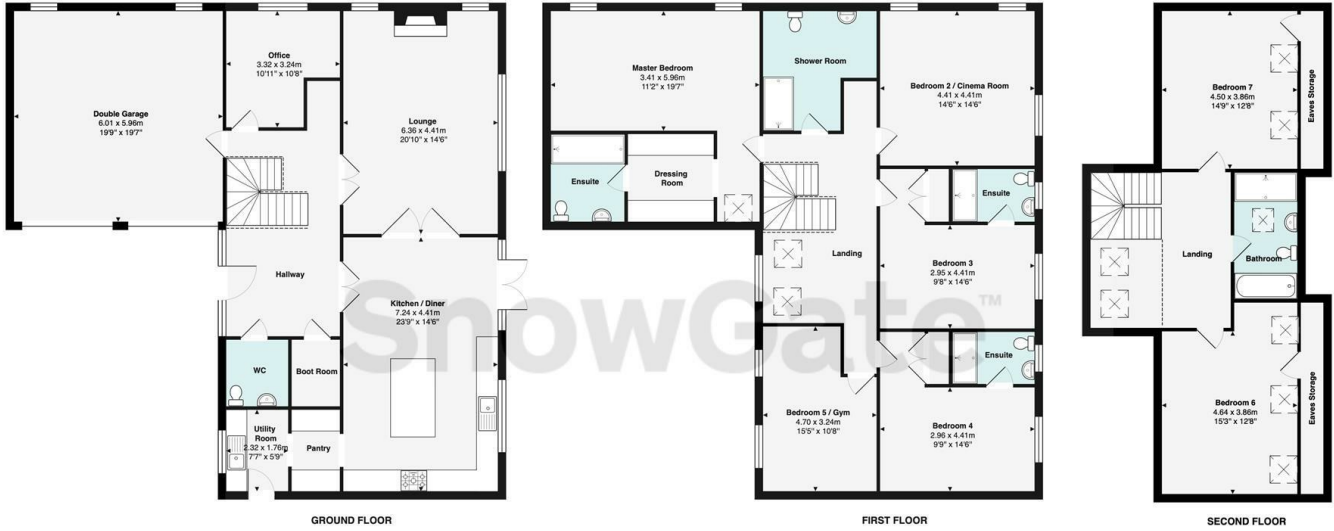
Garden



Directions



Floor Plan



GROUND FLOOR

FIRST FLOOR

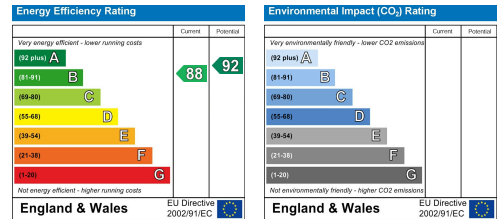
SECOND FLOOR

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Total Area: 354.8 m² ... 3819 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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