



Banksville, Holmfirth HD9 1XP

welcome to

Banksville, Holmfirth

GENEROUSLY PROPORTIONED SEMI DETACHED HOUSE BOASTING WELL PRESENTED THREE DOUBLE BEDROOM ACCOMMODATION WITH GARDENS TO FRONT AND REAR AND OCCUPYING AN ELEVATED POSITION ABOVE HOLMFIRTH.

Summary

A deceptively spacious three bedroom semi detached residence ideal for the growing family and being presented to a high standard, briefly comprising: entrance hall, two reception rooms, cloaks w/c, breakfast kitchen, three first floor double bedrooms, house bathroom and separate w/c. With established gardens to front and rear the property sits in an elevated location affording splendid valley views and sits within reach of Holmfirth's many facilities / amenities along with well regarded schooling and major routes for the commuter. Early inspection highly recommended.

Accommodation

Entrance Hall

There are exposed floorboards and a staircase ascending to the first floor with spindle balustrade.

Living Room

12' 1" x 10' (3.68m x 3.05m)

The rooms focal point is the media wall wired for flat screen tv and log effect living flame electric fire. There is inset ceiling lighting, exposed floorboards and double glazed window to front aspect with high quality blinds that are prevalent throughout the property.

Sitting Room/Dining Room

13' 5" x 12' (4.09m x 3.66m)

Another generous reception room giving the property versatility in its usage and having a living flame gas stove set to feature recess with timber lintel. There is an oak floor covering, decorative coving to ceiling, inset ceiling lighting, radiator and double glazed window to rear aspect.

Breakfast Kitchen

20' 7" max x 8' 8" (6.27m max x 2.64m)

Fitted in a contemporary style with a modern range of wall and base units with Quartz worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the electric hob with extractor hood, electric oven and integral dishwasher whilst the utility area has plumbing for the washing machine. There is low level LED lighting and inset ceiling lighting along with concealed unit lighting and the room has a breakfast bar, tiled floor covering, a wine cooler two central heating radiators and a stable style door leading to the side of the property. The central heating boiler is also in the utility area.

Cloaks/W.C

White low flush w/c and hand washbasin with complementary tiled surrounds, a vinyl floor covering, chrome effect heated rail ladder and double glazed obscure window.

First Floor

Bedroom One

12' 1" x 11' to robes (3.68m x 3.35m to robes)

Attractively presented double room with a bank of fitted wardrobes, laminate floor covering, decorative coving to ceiling, radiator and double glazed to rear elevation.

Bedroom Two

12' 1" x 10' (3.68m x 3.05m)

A second generous double bedroom this one having coving to ceiling, radiator and double glazed to front aspect showcasing the views.

Bedroom Three

12' 3" x 8' 9" (3.73m x 2.67m)

The third double bedroom has inset ceiling lighting, a radiator, laminate floor covering and is double glazed to rear aspect.





House Bathroom

8' 10" x 5' 5" (2.69m x 1.65m)

Modern suite with white contemporary style hand washbasin and 'p' shape shower bath with overhead shower unit and screen. There are complementary tiled surrounds and floor covering, radiator, double glazed obscure window and further storage cupboards.

W/C

Separate from the main bathroom and having a white low flush w/c, radiator and double glazed obscure window.

External

The property has established gardens to both front and rear that are predominantly laid to lawn with an array of plants and shrubs. To the rear of the property is an area that ideally could be converted into parking given the necessary consents.



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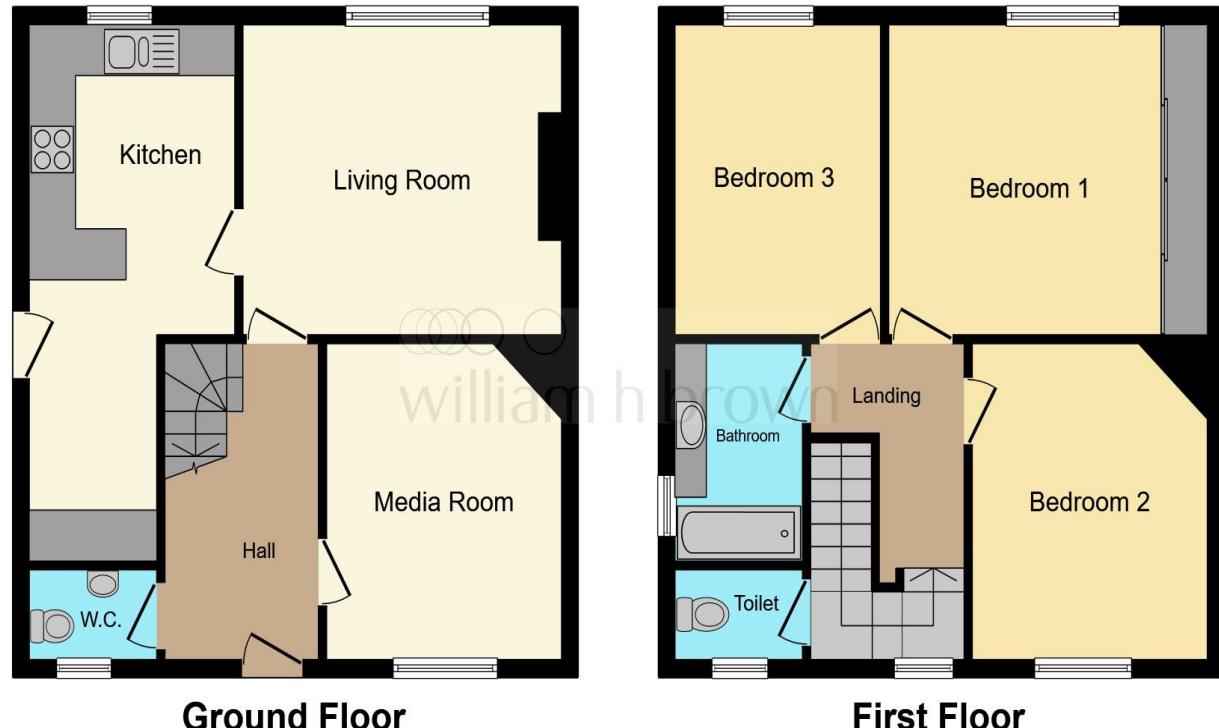
- Semi Detached House
- Three Bedroom Accommodation
- Generous Gardens
- Commanding Position
- Village Location

Tenure: Freehold EPC Rating: D

£240,000

directions to this property:

Leave Holmfirth via Station Road towards New Mill. Turn right into Town End Road and proceed up the hill where the property can be found set back on the left hand side, before the turn down Bank Lane



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.focalagent.com

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