



Snow Gate™

Estate
agency
done
properly



1 Victoria Mills

, Holmfirth, HD9 2TP

A very spacious four bedroom contemporary end townhouse on the edge of Holmfirth just a short level walk from all the central amenities. The property has lovely rural views and has flexible accommodation over four floors with a fabulous first floor covered balcony for entertaining. Briefly comprises entrance hallway, utility, upper ground hallway with glazed wall to the living accommodation, open plan lounge and dining kitchen, wc/cloakroom. Three first floor bedrooms, bedroom two with ensuite and family bathroom, and huge master loft bedroom with ensuite, front and rear gardens areas, off road parking and spacious garage.

£475,000

1 Victoria Mills , Holmfirth, HD9 2TP



- A VERY SPACIOUS FOUR BEDROOM END TOWNHOUSE
- EXCELLENT CONDITION THROUGHOUT WITH TWO ENSUITE BATHROOMS
- SHORT LEVEL WALK INTO HOLMFIRTH AND LOCAL COUNTRYSIDE WALKS
- LOVELY RURAL VIEWS FROM THE BALCONY OFF THE LOUNGE
- LARGE DINING KITCHEN PARTIALLY OPEN PLAN TO THE LOUNGE
- GARAGE, OFF ROAD PARKING AND PRETTY GARDEN AREA

Entrance

Utility

12'8" x 5'9" (3.86m x 1.75m)

Upper Ground Floor Landing

Lounge

18'7" x 12'0" (5.66m x 3.66m)

Covered Balcony

14'0" x 4'1" (4.27m x 1.24m)

Dining Kitchen

18'7" x 10'3" (5.66m x 3.12m)

WC/Cloakroom

4'6" x 3'10" (1.37m x 1.17m)

First Floor Landing

Bedroom 4

10'3" x 8'9" (3.12m x 2.67m)

Bedroom 3

10'3" x 9'11" (3.12m x 3.02m)

Family Bathroom

11'7" x 8'7" (3.53m x 2.62m)

Bedroom 2

12'1" x 12'0" (3.68m x 3.66m)

Ensuite 2

7'2" x 6'6" (2.18m x 1.98m)

Loft Master Bedroom

18'11" x 15'4" (5.77m x 4.67m)

Master Ensuite

8'10" x 6'3" (2.69m x 1.91m)

Garage

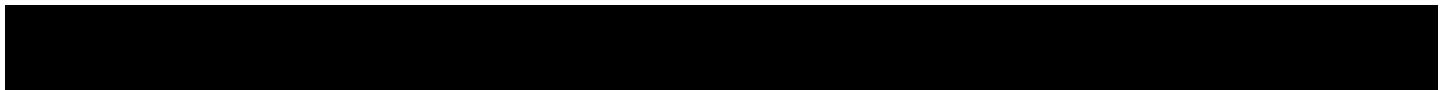
18'2" x 8'11" plus 10'3" x 4'3" (5.54m x 2.72m plus 3.12m x 1.30m)

Garden and Parking

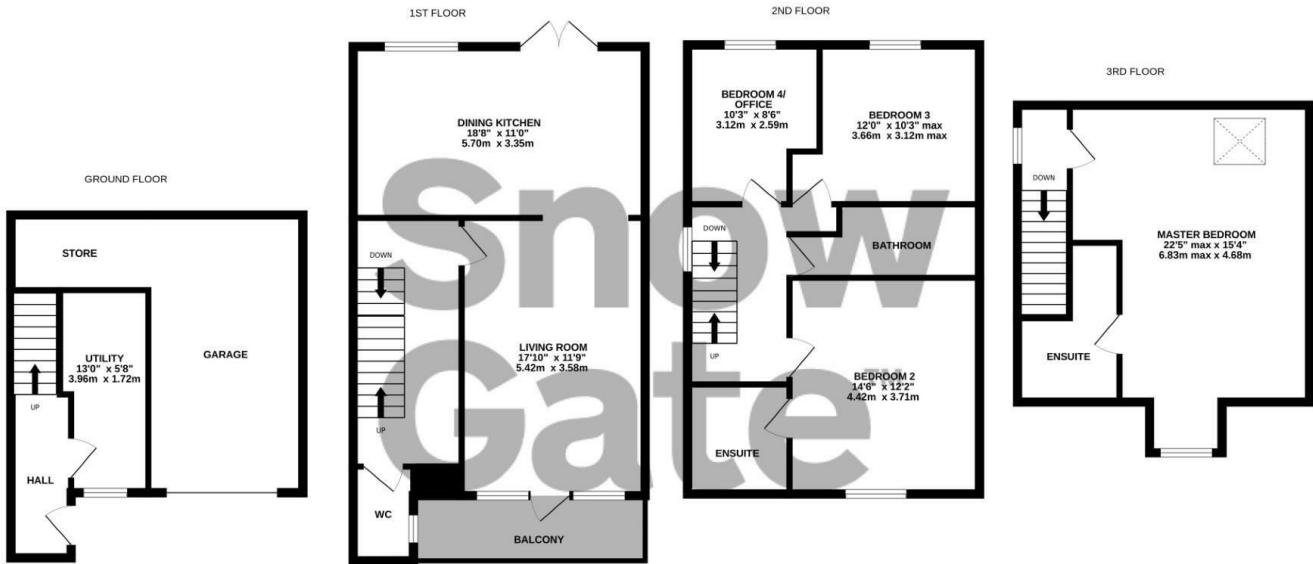


Directions





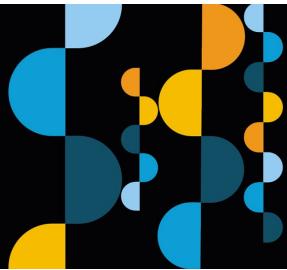
Floor Plan



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	87	(69-80) C	
(55-68) D	72	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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