



## 23 Summervale , Holmfirth, HD9 7AG

A unique five/six bedroom detached family home tucked away in the heart of Holmfirth just a short walk from all the local amenities with views and a quiet cul-de-sac. The property has flexible accommodation over three floors with three/four reception rooms and the ability to create a self contained lower ground floor annex. The accommodation briefly comprises porch, hallway, downstairs wc, utility room, lounge, family room and dining kitchen. To the first floor are four double bedrooms, master with ensuite and family bathroom. The brilliant lower ground floor has snug/home office, fifth double bedroom, second reception room/sixth bedroom, shower room and large store/workshop area. Off road parking for 3-4 cars, level enclosed garden and private rear patio. NO VENDOR CHAIN.

O.I.R.O £585,000

# 23 Summervale

, Holmfirth, HD9 7AG



- FIVE/SIX DOUBLE BEDROOM DETACHED FAMILY HOME
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- CENTRAL HOLMFIRTH LOCATION WITH VIEWS, GARDENS AND OFF ROAD PARKING
- THREE/FOUR RECEPTION ROOMS, DINING KITCHEN AND SEPARATE UTILITY
- MASTER BEDROOM WITH ENSUITE AND TWO FAMILY BATHROOMS
- NO VENDOR CHAIN

## Entrance Porch

6'2" x 4'11" (1.88m x 1.50m)

## Spacious Hallway

15'5" x 9'1" (4.70m x 2.77m)

## Dining Room

13'7" x 11'9" (4.14m x 3.58m)

## Lounge

17'2" x 13'7" (5.23m x 4.14m)

## Dining Kitchen

15'2" x 9'10" (4.62m x 3.00m)

## WC

6'3" x 5'9" (1.91m x 1.75m)

## Utility

8'11" x 7'1" (2.72m x 2.16m)

## First Floor Landing

## Master Bedroom

13'6" x 11'9" (4.11m x 3.58m)

## Ensuite

9'10" x 5'1" (3.00m x 1.55m)

## Bedroom 2

12'6" x 11'9" (3.81m x 3.58m)

## Bedroom 3

11'9" x 9'11" (3.58m x 3.02m)

## Bedroom 4

12'11" x 8'11" (3.94m x 2.72m)

## Bathroom

9'7" x 7'11" (2.92m x 2.41m)

## Lower Ground Floor Family Room

14'11" x 14'5" (4.55m x 4.39m)

## Bedroom 5

11'0" x 9'4" (3.35m x 2.84m)

## Shower Room

6'4" x 5'9" (1.93m x 1.75m)

## Lower Ground Store

## Room/Workshop

13'11" x 13'0" (4.24m x 3.96m)

## Garden Room

12'10" x 11'3" (3.91m x 3.43m)

## Garden & Parking

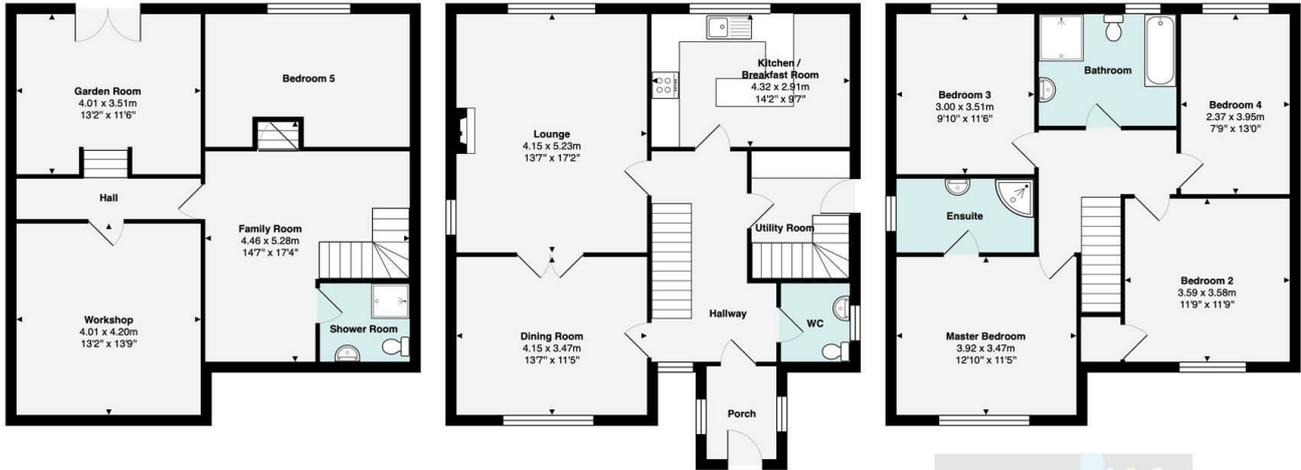


## Directions





# Floor Plan



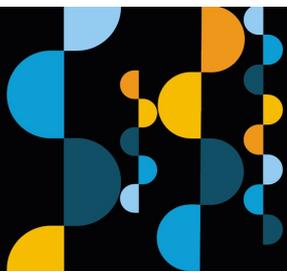
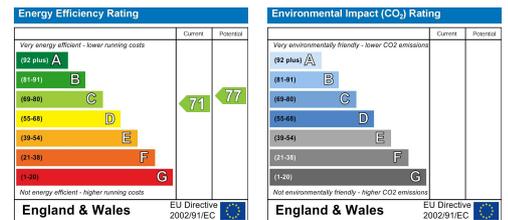
Summervale, Holmfirth, HD9 7AG

Total Area: 213.6 m<sup>2</sup> ... 2299 ft<sup>2</sup>

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.



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