2 Newgate Fold, Holmfirth HD9 1AJ

ASKING PRICE
£395,000















A STUNNING ARCHITECT DESIGNED CONTEMPORARY HOME AFFORDING SPACIOUS AND FLEXIBLE HIGH SPECIFICATION TWO BEDROOM ACCOMMODATION, GARAGE AND COURTYARD GARDEN WITH ELEVATED VIEWS CLOSE TO POPULAR AND VIBRANT HOLMFIRTH.

FREEHOLD / COUNCIL TAX BAND: C / EPC: B

PAISLEY
PROPERTIES

ENTRANCE





You enter the property through an attractive composite style door with glazed side window with fitted blind. An impressive open timber tread floating staircase with glass and steel banister ascends to the first floor and there is access from the the main open living space to both the w.c and garage/utility.

OPEN STAIRS



CLOAKS/W.C 5'0 x 6'1





Conveniently positioned just off the hallway and furnished with a two piece white suite comprising a low level w.c, wall hung wash basin, feature illuminated mirror and double glazed window to the front.

OPEN LIVING/DINING AREA 20'5 x 27'1 maximum





A most impressive open plan space spanning the ground floor and affording distinct and generous living, dining and kitchen areas with neutral decor, ceramic tiled flooring with underfloor heating, feature open tread timber, glass and steel staircase with galleried landing overlooking the living area which has ample space for freestanding living and dining furniture and bi-fold doors with integrated blinds, allowing direct access to the courtyard garden and valley views beyond. The kitchen area is expertly fitted to a particularly high standard with a Seimatic kitchen featuring attractive charcoal touch latch wall and base units with contrasting silestone quartz work surfaces including a central island with informal breakfast bar seating area, Bora induction hob and downdraft extractor, integrated Siemens oven, combination steam oven, fridge, freezer, dishwasher and under unit lighting. Door leads through to garage/utility.





















INTEGRAL GARAGE WITH UTILITY 10'6" x 21'1" apx



Conveniently positioned just off the kitchen with steps leading down to a generous integrated garage with remotely operated roller door, power, lighting, EV charging point, designated utility area to the rear with fitted sink unit, plumbing for washing machine, tiled flooring with underfloor heating, pressurised hot water cylinder and double glazed window to the rear elevation.



FIRST FLOOR GALLERIED LANDING





Sweeping open tread timber stairs ascend to a galleried mezzanine landing with steel and glass balustrade overlooking the living space and feature contemporary chandelier. A spacious landing area affords space for a useful study area with double glazed rear window, ceiling loft hatch with fold down ladder to useful partly boarded loft space and doors leading to bedrooms and house bathroom.







BEDROOM ONE





Positioned to the front this is a most sumptuous and spacious double bedroom decorated in neutral tones with generous space for freestanding furniture and double glazed windows to the front elevation.





BEDROOM 2 21'1 x 10'8 apx





Located to the side and accessed through a useful dressing area, steps lead down to this extremely generous double bedroom which spans the length of the property and affords an abundance of space for both bedroom and additional living space having vaulted ceiling giving a feeling of space with double glazed windows to front and rear and Velux style window to the ceiling allowing a light to fill the room.





DRESSING AREA





Positioned at the entrance of the second bedroom this is a most useful space having space for a bank of wardrobes to one wall, double glazed window with views towards Holmfirth, recessed spotlighting and steps leading down to bedroom two.

BATHROOM 11'5" x 8'2" apx





Positioned to the rear and furnished to a high standard with a contemporary four piece white suite with contrasting ceramic tiled flooring and matching wall tiles comprising low level w.c, wall hung wash basin with vanity unit beneath, panelled bath unit, walk in shower cubicle with fitted shower, fitted black towel rail radiator, recessed ceiling spotlights and double glazed frosted window to the rear.



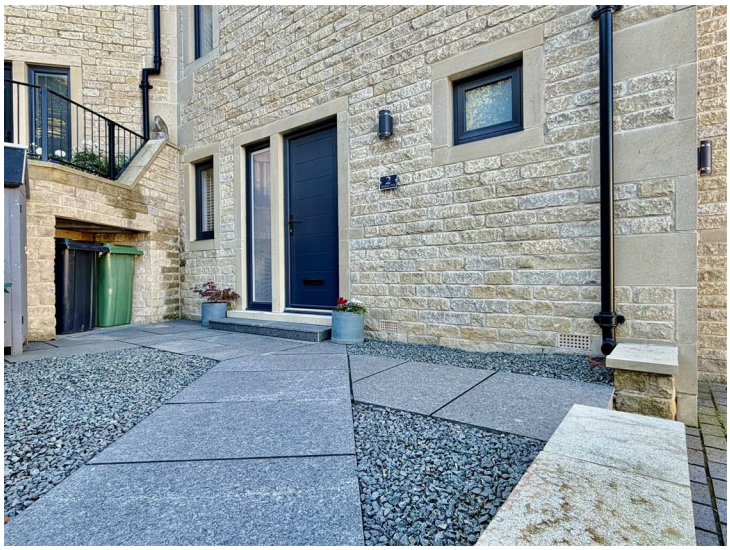






OUTSIDE FRONT & PARKING





The property is situated in a select courtyard of similar quality homes and accessed from the top of South Lane having block paved private off street parking for two vehicles leading to the integral garage with further paved and gravelled frontage, dedicated bin storage and dawn to dusk lighting.



REAR GARDEN





Accessed to the side via a secure gated path and directly from the living space this attractive courtyard garden has been designed for ease of maintenance having attractive paved patio with space for al fresco dining, well stocked flower borders, external lighting and double power socket, walled and hedged boundaries affording an ideal space for morning coffee or summer barbecues.









VIEWS



The property occupies an elevated position with far reaching views to the rear towards Holmfirth and the wider Holme valley.

***MATERIAL INFORMATION**
TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band C

PROPERTY CONSTRUCTION:
Standard stone and block

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

PARKING:
Driveway parking and attached garage

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any significant structural alterations to the property to date.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Electricity - heat source air pump
Broadband - speeds tbc

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

AGENTS NOTE
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.
All measurements are approximate and quoted in metric with imperial equivalents and for

general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

GROUND FLOOR

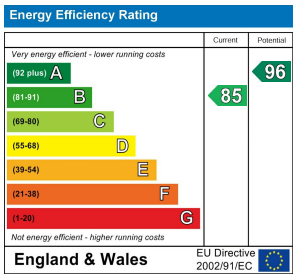


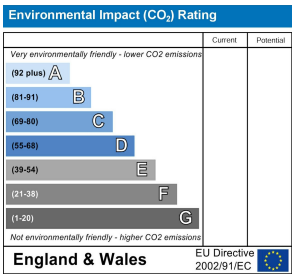
1ST FLOOR



PAISLEY PROPERTIES

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.
Made with Metropix ©2026





www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY PROPERTIES