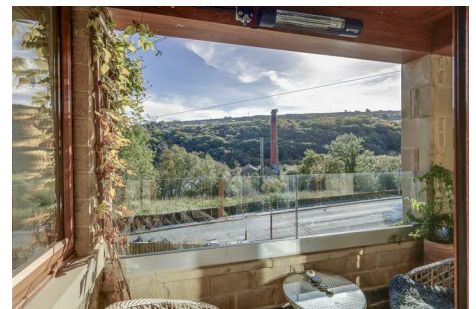
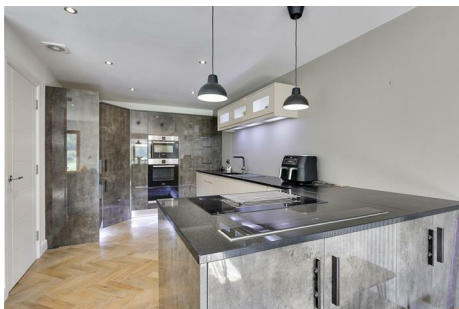




3 Malkin Wood View , Holmfirth, HD9 2AA

A perfect blend of contemporary accommodation and countryside lifestyle with stunning Holme Valley views and a short level walk into Holmfirth centre. Built in 2017 the property benefits from high spec fixtures and fittings throughout including stylish kitchen, tasteful bathroom suites and fitted wardrobes. Originally planned as a four bedroom semi-detached home, the original owners opted for three bedrooms with additional family room which could easily be converted back to provide a really flexible living space.

Spacious and immaculate accommodation extended over four floors, briefly comprising entrance hallway with doors to the integral garage, utility room, cloakroom and useful storage cupboards, stairs lead to the upper ground floor with open plan living/dining kitchen, terraced balcony and WC. To the second floor are two double bedrooms, shower room and family room (option to revert back to fourth bedroom). The third floor contains the master suite with ensuite shower room and access to under eaves storage.

Externally the property has an enclosed low maintenance rear garden with pedestrian gate, parking in front of the integral garage and shared additional parking space. Double glazing, gas central heating and solar panels.

£400,000

3 Malkin Wood View

, Holmfirth, HD9 2AA



- STYLISH, CONTEMPORARY & SPACIOUS ACCOMMODATION
- HIGH QUALITY TASTEFUL FIXTURES & FITTINGS
- 3-4 DOUBLE BEDROOMS WITH PENTHOUSE MASTER SUITE
- INTEGRAL GARAGE, DRIVEWAY & ENCLOSED REAR GARDEN
- STUNNING HOLME VALLEY VIEWS
- LEVEL WALKING DISTANCE TO HOLMFIRTH

Porch

Entrance Hallway

Cloakroom

Utility Room

8'1 x 4'5 (2.46m x 1.35m)

Understairs Cupboard

Integral Garage

20'7 x 9'4 (6.27m x 2.84m)

Upper Ground Floor

WC

Open Plan Living/Dining Kitchen

Kitchen Area

16' x 9' (4.88m x 2.74m)

Dining Room

11' x 9' (3.35m x 2.74m)

Living Room

12'4 x 10'2 (3.76m x 3.10m)

Terrace

Second Floor

Family Room/Bedroom 4

12'10 x 12'5 (3.91m x 3.78m)

Shower Room

7'7 x 5'8 (2.31m x 1.73m)

Bedroom 3

10'6 x 9'6 (3.20m x 2.90m)

Bedroom 2

14'7 x 9'1 (4.45m x 2.77m)

Third Floor Master Suite

Master Bedroom

17'5 x 12'10 (5.31m x 3.91m)

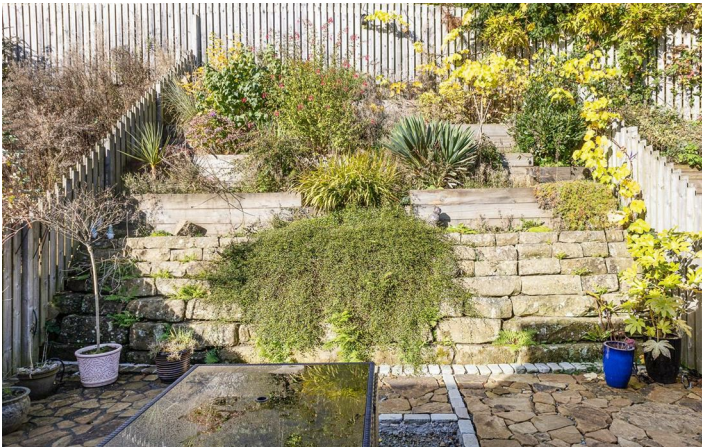
Ensuite

Garden and Parking

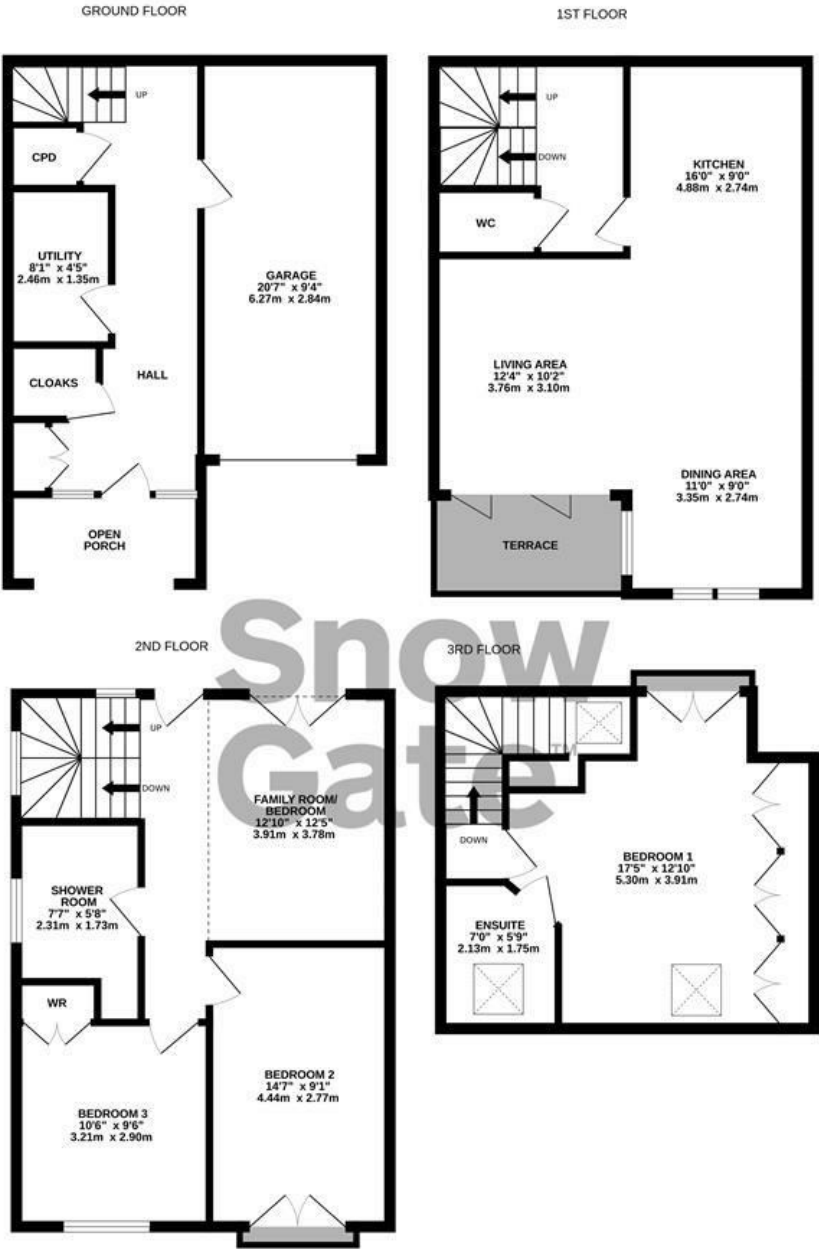


Directions

Malkin Wood View is a small development located on the right hand side approximately halfway along Woodhead Road between Holmfirth centre and Hinchliffe Mill/Holmbridge.



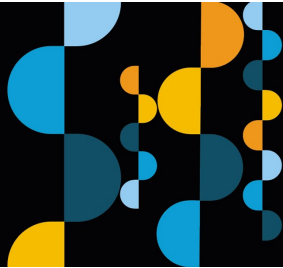
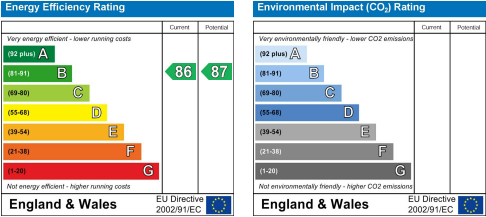
Floor Plan



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 sq.m.) approx.

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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