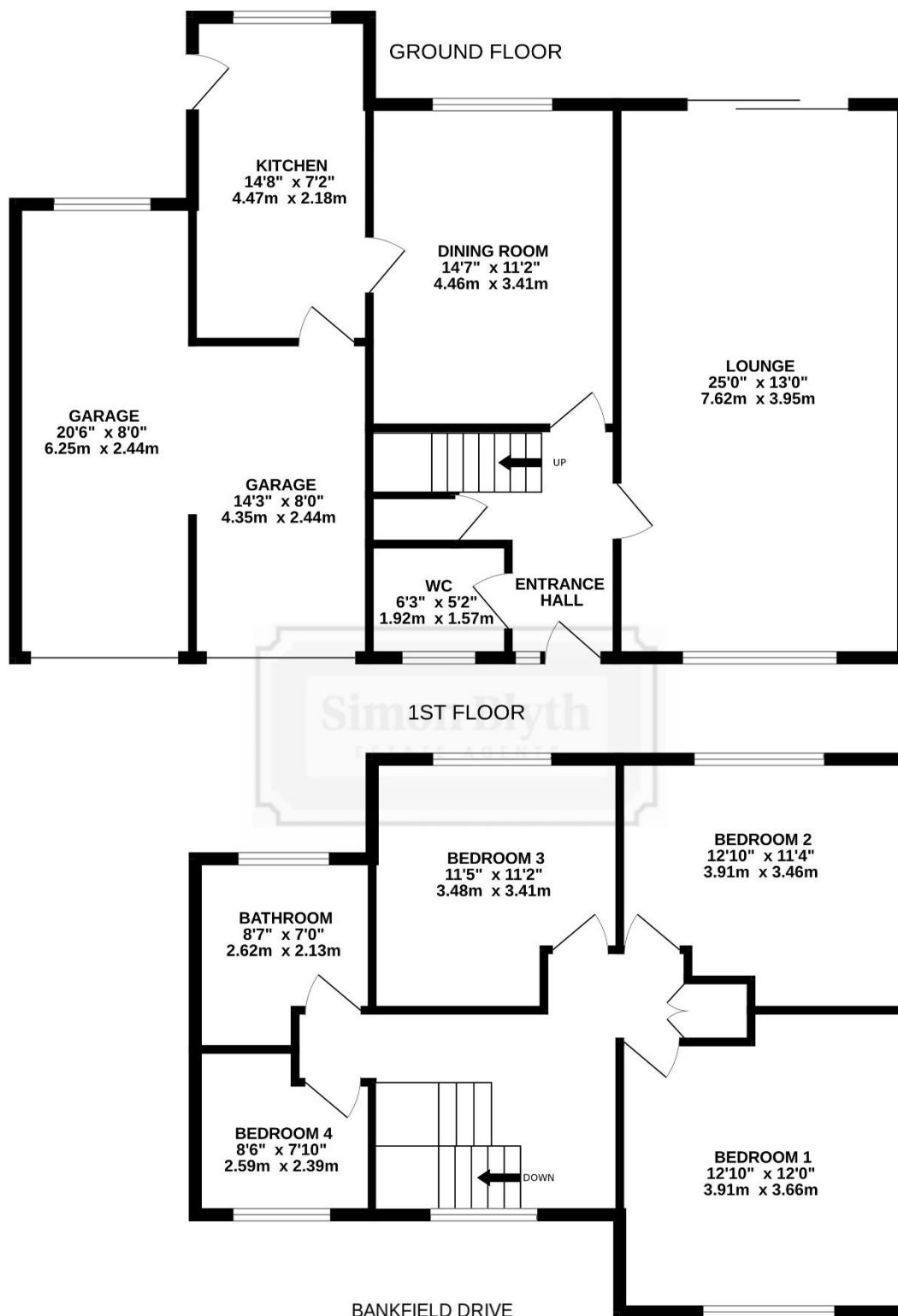




BANKFIELD DRIVE, HOLMBRIDGE, HD9 2PH





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PROPERTY DESCRIPTION

SUPERBLY PRESENTED, FOUR DOUBLE BEDROOM, DETACHED FAMILY HOME SITUATED IN THE SOUGHT-AFTER VILLAGE OF HOLMBRIDGE. BOASTING WELL APPOINTED ACCOMMODATION WITH MODERN FIXTURES AND FITTINGS AND STYLISH INTERIOR. OCCUPYING AN ELEVATED POSITION WHICH TAKES FULL ADVANTAGE OF STUNNING VIEWS. IN CATCHMENT FOR WELL REGARDED SCHOOLING, WITH PLEASANT WALKS NEARBY AND WITH AMENITIES IN CLOSE PROXIMITY.

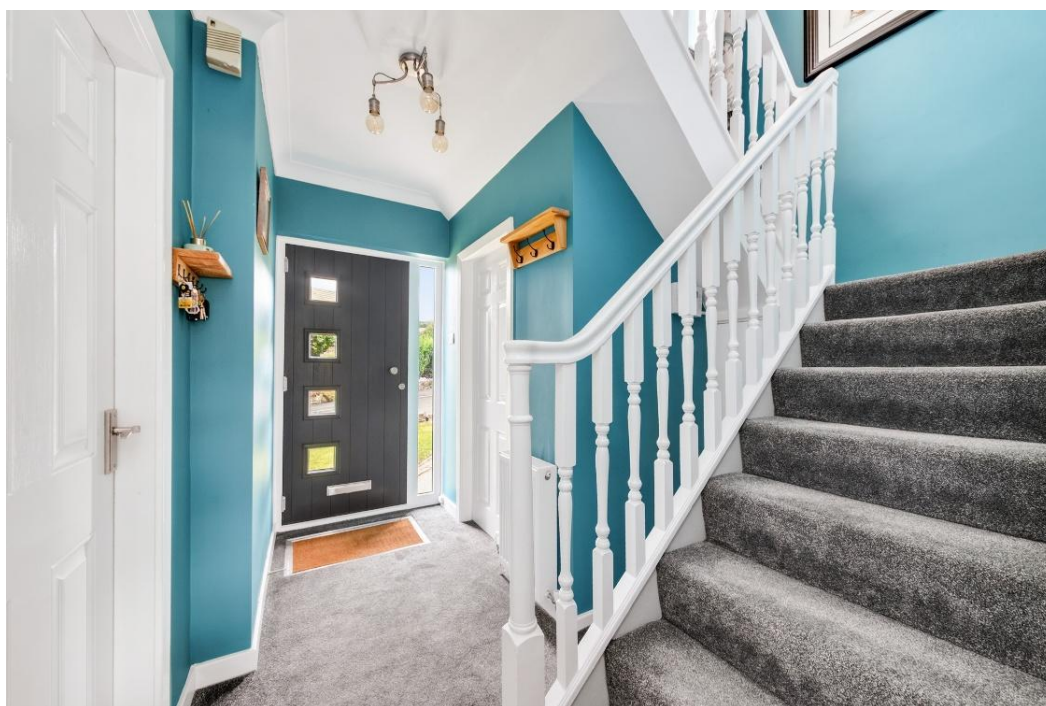
The property accommodation briefly comprises of entrance hall, downstairs w.c., spacious dual aspect lounge with patio doors leading to the gardens, open-plan dining-kitchen and double integral garage with utility area to the ground floor. To the first floor there are four well-proportioned double bedrooms and the house shower room. Externally there is a driveway providing parking for multiple vehicles and a lawn garden, to the rear there are two patio areas, two lawn areas and well stocked flower and shrub beds with pleasant views across the valley.

EPC: D Council Tax Band: E Tenure: Freehold

Offers around £500,000

ENTRANCE HALL

Enter the property through a double-glazed, front door with an adjoining window to the side elevation into the entrance hall. The entrance hall is decorated to a high standard and features decorative coving to the ceiling, a ceiling light point, radiator and multi-panelled doors give access to the downstairs w.c., open plan dining kitchen and the spacious lounge. A carpeted staircase with wooden handrail and traditional spindle balustrade proceeds to the first floor, which has a useful cupboard beneath.



DOWNSTAIRS W.C.

Measurements – 6'3" x 5'2"

The downstairs w.c. features a modern, contemporary, two-piece suite which comprises a low-level w.c. with concealed cistern and push-button flush with vanity cupboards at either side, providing a great deal of storage for toiletries and towels and a broad wash handbasin with chrome, Monobloc mixer tap and vanity cupboards beneath. There is attractive, vinyl, tiled flooring and mosaic tiling to the splash areas, decorative coving to the ceilings, a radiator, ceiling light point and a double-glazed window with obscure glass to the front elevation.



LOUNGE

Measurements – 25'0" x 13'0"

As the photography suggests, the lounge enjoys a wealth of natural light which cascades through the dual-aspect windows with a bay window to the front elevation with a fabulous, open-aspect view as well as double-glazed, sliding patio doors to the rear elevation which give direct access to the property's gardens and provide pleasant views onto the well-stocked flower and shrub beds. There are exposed, timber floorboards, decorative coving to the ceilings, two ceiling light points, two radiators and a telephone point.



OPEN PLAN DINING KITCHEN

The open plan dining kitchen offers a wealth of generously proportioned space. The dining area has a bank of windows to the rear elevation, decorative coving to the ceilings, an anthracite, cast-iron, column radiator and inset spot lighting to the ceiling. There is high-quality, timber effect, tiled flooring, as well as fitted wall and base units with glazed display cabinets and display shelving, soft closing doors and drawers and a central wine cooler. There is an integrated full-height fridge and full-height freezer unit, a larder cabinet and a storage cupboard for a vacuum or ironing board.

The kitchen area features high-quality, fitted wall and base units with complementary, rolled edge work surfaces over, which incorporate a one-and-a-half bowl, composite sink and drainer unit with mixer tap over. The kitchen is equipped with space for a five-ring, range cooker with canopy style cooker hood over, a slide-and-hide bin store, as well as an integrated dishwasher. The attractive, tiled flooring continues through from the dining area and there is brick-effect tiling to the splash, under-unit LED lighting, a bank of windows to the rear elevation and an external door to the side elevation, giving pleasant views onto the gardens. The kitchen area has inset spotlighting to the ceiling, a plinth heater, soft closing doors and drawers and a multi-panelled door gives direct access into the integral, double garage.





GARAGE

The garage features two up-and-over doors. There is lighting and power in situ and at the rear of garage two is a utility area which features fitted wall and base units with a work surface over. There is plumbing and provision for an automatic washing machine and space for a tumble dryer. There is a bank of double-glazed windows with obscure glass to the rear elevation, and the garage also houses the wall-mounted, Worcester/Bosch boiler.



FIRST FLOOR LANDING

Taking the kite winding staircase from the entrance hall, you reach a particularly light and airy first-floor landing, which features a picture window to the front elevation, providing a wealth of natural light and offering superb, open aspect views over rooftops of open fields and countryside. There is a wooden banister with traditional spindle balustrade over the stairwell head, decorative coving to the ceilings, a chandelier point, loft hatch with drop-down ladder, giving access to a useful, boarded, attic space which has lighting in situ and multi-panelled doors give access to four, well-proportioned, double bedrooms and the house shower room. Additionally, there is a useful airing cupboard, which houses the hot water cylinder and provides shelving for towels.



BEDROOM ONE

Measurements – 12'10" x 12'0"

Bedroom one is a particularly light and airy, generously proportioned double bedroom which has ample space for free-standing furniture with a bank of double-glazed windows to the front elevation, taking advantage of the elevated position of the property with superb views across the valley and with a far-reaching view towards Emley Moor Mast. There is a central ceiling light point, a radiator and ample space for either free-standing or fitted wardrobes.



BEDROOM TWO

Measurements – 12'10" x 11'4"

Bedroom two is a light and airy double bedroom which benefits from dual-aspect, double-glazed windows to the rear and side elevations which offer superb views across the valley. The room can accommodate a double bed with ample space for free-standing furniture and there is decorative coving to the ceilings, a ceiling light point, radiator as well as two sets of floor-to-ceiling, fitted wardrobes which have hanging rails and shelving in situ.



BEDROOM THREE

Measurements – 11'5" x 11'2"

Bedroom three is situated at the rear of the property and will provide pleasant, open aspect views across the valley. There is decorative coving to the ceiling, a ceiling light point, radiator, decorative wall panelling and a recessed area with space for either free-standing or fitted wardrobes.



BEDROOM FOUR

Measurements – 8'6" x 7'10"

Bedroom four is situated at the front of the property and takes advantage of the pleasant, open aspect views across the valley. It is currently utilized as a music room but can accommodate a double bed with space for free-standing furniture. There is decorative coving to the ceiling, a ceiling light point and radiator.



SHOWER ROOM

Measurements – 8'7" x 7'0"

The shower room features a modern and contemporary three-piece suite which comprises a fixed frame, walk-in shower with thermostatic, rainfall showerhead and separate handheld attachment and a low-level WC with push-button flush and a broad, oval wash handbasin, set upon a vanity cupboard with brushed, nickel, Monobloc mixer tap over. There is attractive tiling to the splash areas and contrasting tiled flooring, inset spotlighting to the ceiling, a column radiator, extractor fan and a bank of double-glazed windows with obscure glass. There is a tiled sill to the rear elevation, shaver point, electric toothbrush charging point and integrated light in the mirror.



EXTERNAL FRONT

Externally to the front, the property benefits from a tarmac driveway which provide off-street parking for multiple vehicles and leads to the integral double garage. There are provisions for an EV point and an external security light. There are part-mature hedged and part-walled boundaries which are well stocked with shrubs and the front garden is laid predominantly to lawn with gates on either side of the property enclosing the side and rear gardens. From the driveway, there are pleasant, open aspect views across the valley of open fields.

REAR EXTERNAL

Externally to the rear, the property features a flagged patio area, ideal for alfresco dining and barbecuing, which enjoys the sun throughout most of the day. There is a lawn area with well-stocked flower and shrub beds and with part-fenced and part-dry stone wall boundaries. The lawned area then leads to a further flagged patio, ideal for outside entertainment, again with pleasant views onto the mature and well-stocked flowers and shrubs and to the right-hand side of the rear garden is a further lawned area with a mature hedge border and the gardens enjoy superb, open aspect views across the valley towards Digley. There are external security lights, an external tap and down the side of the property, there is a hardstanding with space for a garden shed.





ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees

Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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