Snow Gate™

Estate agency done properly









Hill Lane

Upperthong, Holmfirth, HD9 3UY

This large Victorian family home has been extended to provide extensive accommodation arranged over three levels. Dating back to the 1800's, the house sits in a large and professionally landscaped garden of approximately half an acre, well stocked with mature plants and trees. The house briefly comprises entrance porch, sitting room, breakfast room, farmhouse kitchen, dining room, lounge, study/bedroom5, guest bedroom with en-suite, three further bedrooms, one with en-suite and family bathroom. Detached double garage with annexed storage area. The property has been finished to a very high standard and incorporates central heating and uPVC double glazed windows throughout. This is a rare opportunity to acquire a beautifully renovated house in a secluded, predominantly rural setting on the edge of the popular village of Upperthong and within walking distance of Holmfirth.

O.I.R.O £975,000

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5 4 4

- STUNNING FIVE BEDROOM DETACHED PERIOD PROPERTY DATING BACK TO 1800's
- IDYLLIC AND VERY PRIVATE RURAL LOCATION SURROUNDED BY WOODLAND & COUNTRYSIDE
- FLEXIBLE AND SPACIOUS ACCOMMODATION OVER 3 LEVELS
- A SHORT WALK TO THE HEART OF THE VILLAGE AND POPULAR PUB
- LARGE LANDSCAPED GARDEN & ROOF TERRACE WITH VIEWS
- NO VENDOR CHAIN

Entrance

15'5" (15'06") x 8'10" (8'11") (4.70 (4.72) x 2.70 (2.72))

Lounge

14'10" x 11'6" (4.52m x 3.51m)

Breakfast Room

14'10" x 8'11" (4.52m x 2.72m)

Kitchen

11'11" x 18'3" (3.63m x 5.56m)

Dining Room

18'0" x 12'4" (5.49m x 3.76m)

Lower Ground Floor

Sitting Room

21'6" x 16'2" (6.55m x 4.93m)

Hallway

Bedroom 4

11'1" x 8'11" (3.38m x 2.72m)

Ensuite

8'10" x 2'10" (2.69 x 0.86)

Bedroom 5/Home Office/Snug

14'6" x 8'6" (4.42m x 2.59m)

First Floor Landing

Master Bedroom

14'11" x 11'5" (4.55m x 3.48m)

Ensuite/Dressing Room

11'10" x 7'0" (3.61m x 2.13m)

Bedroom 2

12'5" x 8'1" (3.78m x 2.46m)

Bedroom 3

12'2" x 10'10" (3.71 x 3.30)

Family Bathroom

6'11" x 6'3" (6'03") (2.10 (2.11) x 1.90 (1.91))

Detached Double Garage

24'3" x 17'7" (7.39 x 5.36)

Garage and Garden



Directions

















Floor Plan



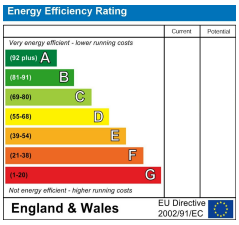
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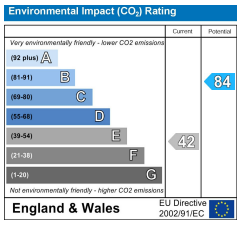
Total Area: 236.7 m² ... 2548 ft² (excluding balcony)

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.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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