



## Rose Bank Stoney Bank Road

, Holmfirth, HD9 7SL

AVAILABLE NOW - A really spacious five bedroom detached family home in this exclusive location between Holmfirth and New Mill just a short walk from Holmfirth High School. Available now the property has three reception rooms and a huge 700 square foot open plan living/dining kitchen which opens to the private rear garden. Briefly comprises hallway, lounge, family/dining room, amazing open plan living/dining kitchen, utility, integral garage and garden room/home office. Ground floor WC. To the first floor are five bedrooms, three with ensuites and a family bathroom. Integral garage, off road parking and private rear garden.

£2,700 Per Calendar Month

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, Holmfirth, HD9 7SL



- FIVE BEDROOM DETACHED FAMILY HOME
- SUPERB LOCATION ONLY A SHORT WALK TO HOLMFIRTH HIGH SCHOOL
- COUNCIL TAX BAND - D
- THREE RECEPTION ROOMS AND 700 SQUARE FOOT LIVING/DINING KITCHEN
- LARGE PLOT WITH OFF ROAD PARKING AND PRIVATE REAR GARDEN
- ENSUITES TO THREE BEDROOMS AND FAMILY BATHROOM
- AVAILABLE NOW - BOND £2700

## Entrance

13'0" x 5'9" (3.96m x 1.75m)

## Dining Room

13'10" x 12'10" (4.22m x 3.91m)

## Lounge

20'6" x 13'10" (6.25m x 4.22m)

## Living Dining Kitchen

26'11" x 25'0" (8.20m x 7.62m)

## Utility and Larder

12'0" x 6'9" (3.66m x 2.06m)

## Integral Garage

19'10" x 9'7" (6.05m x 2.92m)

## Home Office/Playroom

12'8" x 9'5" (3.86m x 2.87m)

## Side Hall

9'10" x 4'2" (3.00m x 1.27m)

## WC/Cloakroom

6'1" x 5'4" (1.85m x 1.63m)

## First Floor Landing

## Master Bedroom

14'9" x 17'10" (4.50m x 5.44m)

## Ensuite

7'8" x 6'11" (2.34m x 2.11m)

## Bedroom 2

14'0" x 13'1" (4.27m x 3.99m)

## Ensuite

8'5" x 4'6" (2.57m x 1.37m)

## Bedroom 3

13'2" x 13'1" (4.01m x 3.99m)

## Bedroom 4

17'0" x 9'5" (5.18m x 2.87m)

## Ensuite

6'10" x 5'5" (2.08m x 1.65m)

## Bedroom 5/Home Office

10'2" x 7'9" (3.10m x 2.36m)

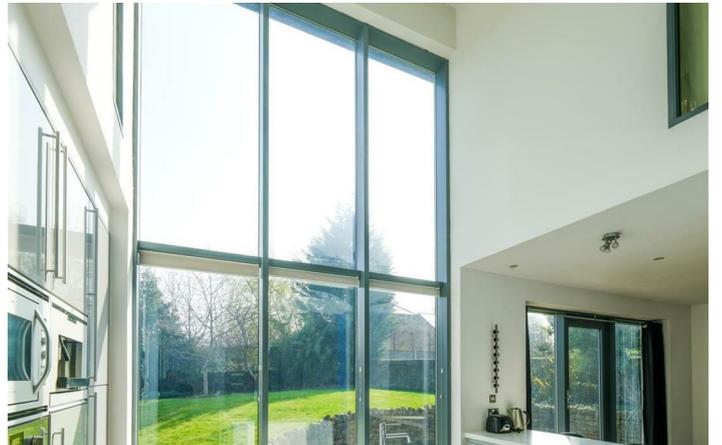
## Family Bathroom

## Garden

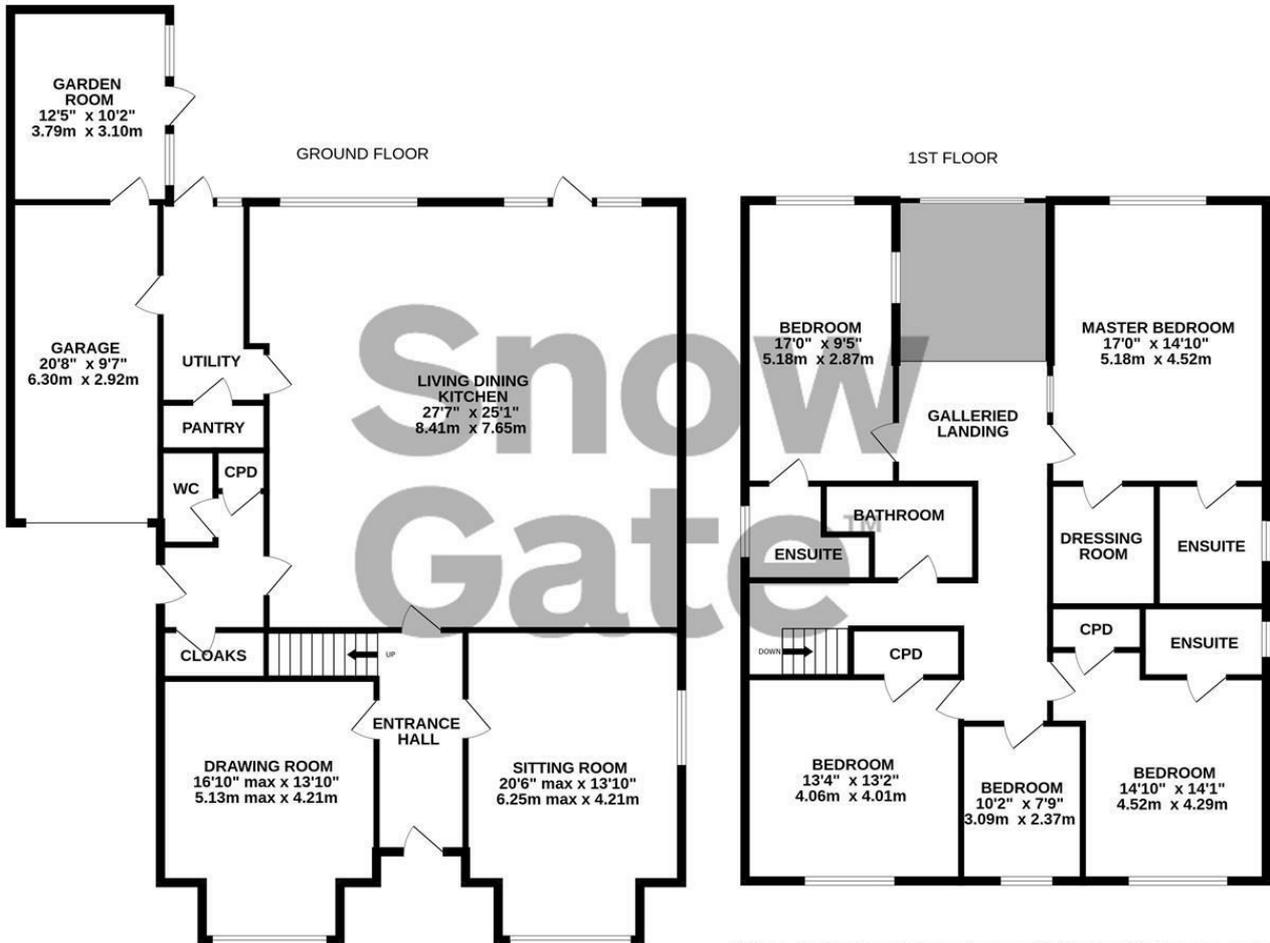
## Off Road Parking and Garage



## Directions

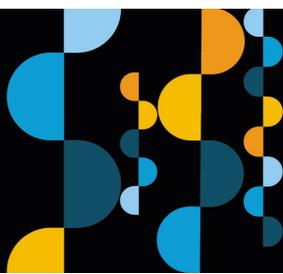
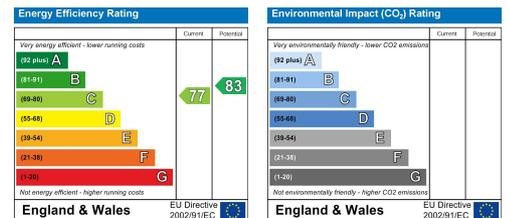


# Floor Plan



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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