



Snow Gate™

Estate agency done properly



85 River Holme View

Brockholes, Holmfirth, HD9 7BP

O.I.R.O
£625,000

An exclusive gated residence of Georgian inspired detached homes built by the award winning Kingsman Homes. The property is finished with a high specification of contemporary fixtures and fittings throughout and has a large driveway with generous landscaped gardens. The stunning collection of spacious stone built properties are all built in what used to be the grounds to the 'Old House' with a rural feel and woodland views but still close to all the amenities in the village of Brockholes including good schools and train station - a very desirable position in the Holme Valley.

85 River Holme View

Brockholes, Holmfirth, HD9 7BP



- FIVE DOUBLE BEDROOM DETACHED FAMILY HOME
- BESPOKE DEVELOPMENT WITH GATED ENTRANCE
- 2900SQFT OF LIVING SPACE PLUS LARGE INTEGRAL GARAGE
- SPACIOUS OPEN PLAN LIVING ACCOMMODATION
- HIGH SPEC FIXTURES & FITTINGS THROUGHOUT
- LANDSCAPED GARDEN, LARGE PATIO AREAS & DRIVEWAY

Overview

Lower Ground Floor

Entrance Hallway

Store Room

Downstairs WC

5'11" x 4'11" (1.813m x 1.512m)

Utility Room

10'2" x 6'5" (3.1m x 1.958m)

Family Room/Cinema/Gym

17'9" x 9'10" (5.43m x 3m)

Garage

18'9" x 14'10" (5.74m x 4.53m)

Ground Floor

Upper Hallway

Dining Kitchen

28'3" x 11'7" (8.63m x 3.548m)

Lounge

18'0" (to kitchen wall) x 17'9" (5.502m (to kitchen wall) x 5.430m)

Jack & Jill Ensuite

8'6" x 3'5" (2.615m x 1.05m)

First Floor

First Floor Landing

Master Bedroom

14'3" x 9'7" (4.36m x 2.938m)

Dressing Room

14'3" x 7'11" (4.36m x 2.417m)

Ensuite

10'2" x 7'11" (3.1m x 2.423)

Bedroom 2

15'1" x 14'9" (max) (4.615m x 4.517m (max))

Bedroom 3

13'2" x 11'7" (4.038m x 3.548m)

Second Floor

Upper Landing

Bedroom 4

17'9" x 11'1" (5.43m x 3.381m)

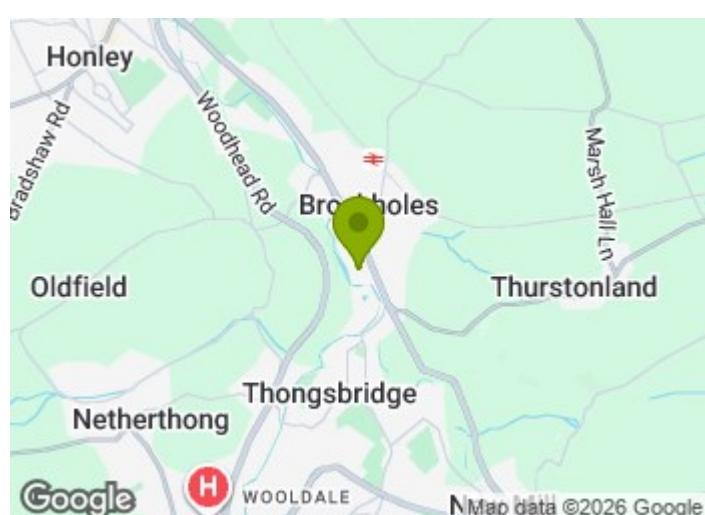
Bedroom 5

13'11" x 11'4" (4.261m x 3.46m)

Shower Room

8'7" 5'4" (2.621m 1.643m)

Garden & Parking



Directions

The development can be accessed via River Holme View in Brockholes.

Overview - A small development of just nine beautiful family homes in this quiet, convenient location just a short walk from the popular junior school and local shop between New Mill, Honley and Holmfirth. All of these homes have been carefully designed to create contemporary accommodation in homes that sit comfortably in the local area made from natural stone and finished to the highest possible standard.

All of these properties have alarms, outside lights and power sockets as standard as well as luxury finishes including solid ash handrails with seamless glass panels to the staircases, internal oak doors with designer handles and all floor coverings.

Lower Ground Floor

Entrance Hallway - An exceptionally large entrance hallway with a very grand feel, oak flooring throughout. Doors open to the integral garage, snug, utility, WC and under stairs cupboard. Stairs lead to the ground floor with solid ash handrails and glass panels.

Store Room - A very useful under stairs cupboard.

Downstairs WC - Comprises a wall hung WC, matching wash basin and designer tiles.

Utility Room - The utility has oak flooring and fitted units with a sink and plumbing for a washing machine.

Sung - A versatile second reception room with side window.

Garage - A large integral garage with electric doors and internal access to the hallway.

Ground Floor

Upper Hallway - A great space with versatility which could be used for a library or study.

Double doors open into the open plan living/kitchen/dining area. Stairs lead up to the first floor with solid ash handrails and glass panels.

Dining Kitchen - Kitchen Area - The kitchen has a high specification painted kitchen including island unit with ceramic gas hob with integrated ceiling extractor and integral appliances including a combination microwave, single oven, dishwasher, champagne cooler, fridge and freezer. Granite work surfaces, oak flooring and designer lighting. Windows look over the garden.

Dining Area - The dining area is open plan to the lounge and kitchen with oak flooring. French doors lead to the garden and patio.

Lounge - Linked off the dining kitchen area, the lounge has a large open plan feel, but with a sense of its own space. With 2 large front facing windows this house is all about the view and feel of the outside becoming the inside. There is an Inglenook fire place with contemporary gas stove.

First Floor Landing - An internal landing with natural light from the window on the stairwell, with doors opening to the 3 first floor bedrooms. The staircase continues to the second floor with solid ash handrails and glass panels.

Master Bedroom - A spacious master bedroom with front aspect windows, with doorways to both the dressing room and ensuite.

Dressing Room - A splendid addition to the master suite.

Ensuite - The ensuite has designer tiling and high specification wall hung WC, vanity unit including wash basin and large walk in shower.

Bedroom 2 - A king side bedroom with rear aspect views and door to the jack and jill ensuite.

Bedroom 3 - A king side bedroom with rear aspect views and door to the jack and jill ensuite.

Jack & Jill Ensuite - The ensuite has designer tiling and a quality wall hung WC, wash basin and large walk in shower cubicle.

Second Floor Upper Landing - The landing has doors opening to the 2 second floor bedrooms and shower room.

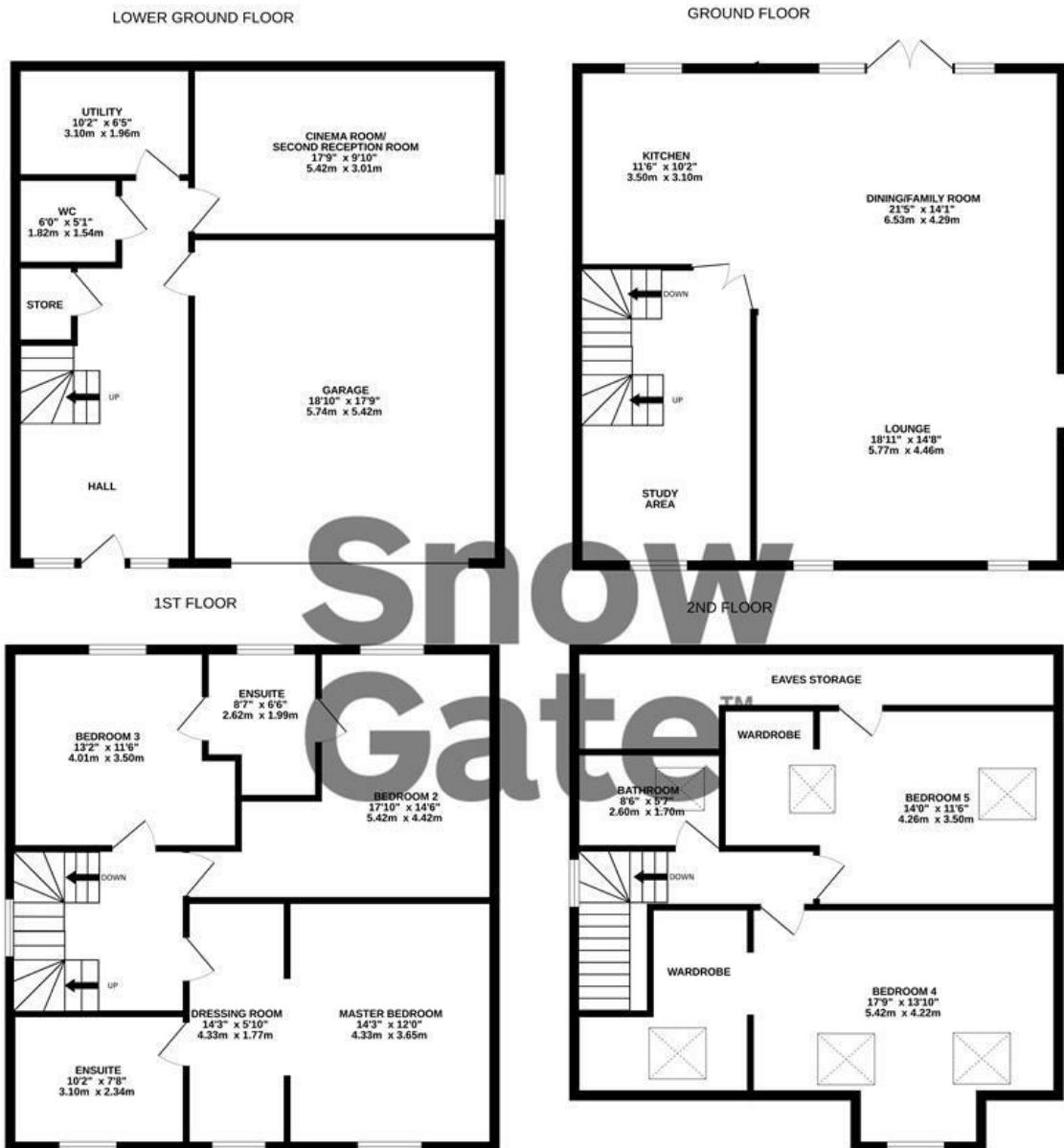
Bedroom 4 - A king sized bedroom with front aspect views and doorway to the walk in wardrobe. Velux windows add further natural light.

Bedroom 5 - A king sized bedroom with designated wardrobe area and velux windows.

Shower Room - The shower room has designer tiling and a quality wall hung WC, wash basin and large walk in shower cubicle.

Garden & Parking - To the front of the property as well as the integral garage is off road parking. To the rear is a large paved patio area and good sized level gardens as well as several planted areas. Steps lead up to a second garden and further patio area offering additional entertaining space.

Floor Plan

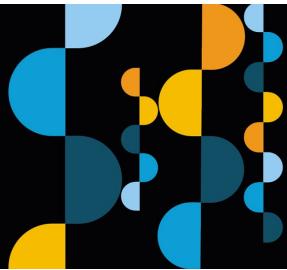


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current		Predicted	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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