



# Snow Gate™

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properly



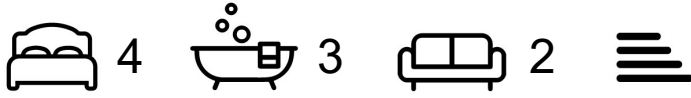
26 Victoria Street  
, Holmfirth, HD9 7DE

FOR MORE INFORMATION ON KINGSMAN HOMES NEW DEVELOPMENT AT THURSLTONE PLEASE  
CONTACT SNOWGATE  
[holmfirth@snowgate.co.uk](mailto:holmfirth@snowgate.co.uk)

£980,000

# 26 Victoria Street

, Holmfirth, HD9 7DE



- DETACHED FOUR KINGSIZE BEDROOM FAMILY HOME
- UNDERFLOOR HEATING, SOLAR PANELS AND AIR SOURCE HEAT PUMP
- MASTER BEDROOM WITH ENSUITE AND DRESSING ROOM
- INTEGRAL DOUBLE GARAGE AND OFF ROAD PARKING
- AMAZING RURAL LOCATION WITH STUNNING VIEWS
- AVAILABLE TO VIEW BY APPOINTMENT

## Summary

## Technical Details/Specification

### Entrance

### Study

12'4" x 9'11" (3.78 x 3.03)

### WC/Cloakroom

9'3" x 6'9" (2.83 x 2.06m)

### Bootroom

9'3" x 6'0" (2.83 x 1.84m)

### Lounge

17'1" x 20'8" (5.22 x 6.31m)

### Living/Dining Kitchen

kitchen/dining 24'11" x 15'10" snug  
18'0" x 8'3" (kitchen/dining 7.6 x  
4.85m snug 5.49 x 2.52m)

## Utility Room

## First Floor Landing

### Master Bedroom

19'7" x 16'6" (5.98 x 5.04m)

### Master Dressing Room

7'9" x 7'7" (2.37 x 2.33m)

### Master Ensuite

8'11" x 8'8" (2.74 x 2.65m)

### Bedroom 2

13'5" x 8'11" (4.09 x 2.74m)

### Bedroom 3

15'6" x 14'9" (4.74 x 4.5m)

### Ensuite

10'8" x 6'2" (3.27 x 1.90m)

## Bedroom 4

15'11" x 12'4" (4.86 x 3.76m)

## Family Bathroom

10'9" x 10'7" (3.28 x 3.23m)

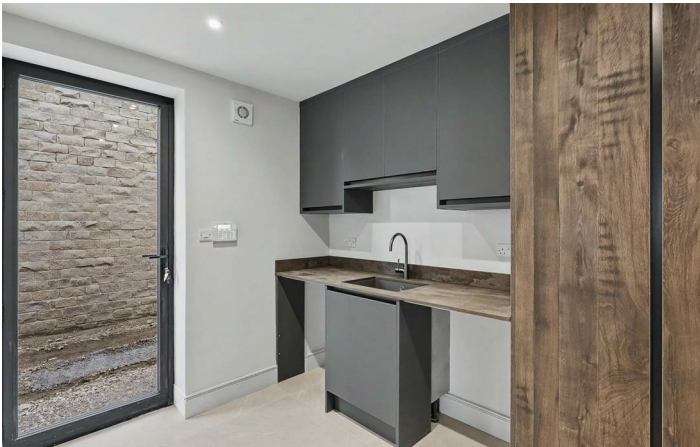
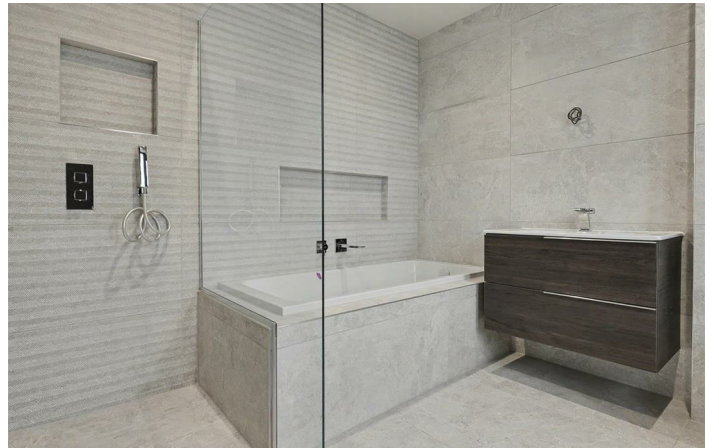
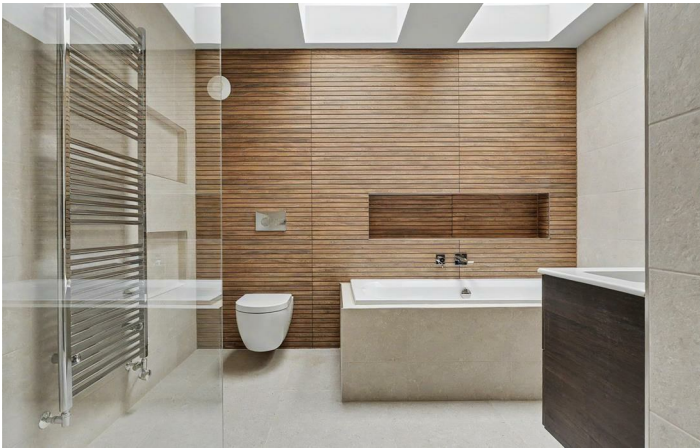
## Integral Double Garage and Parking

## Gardens

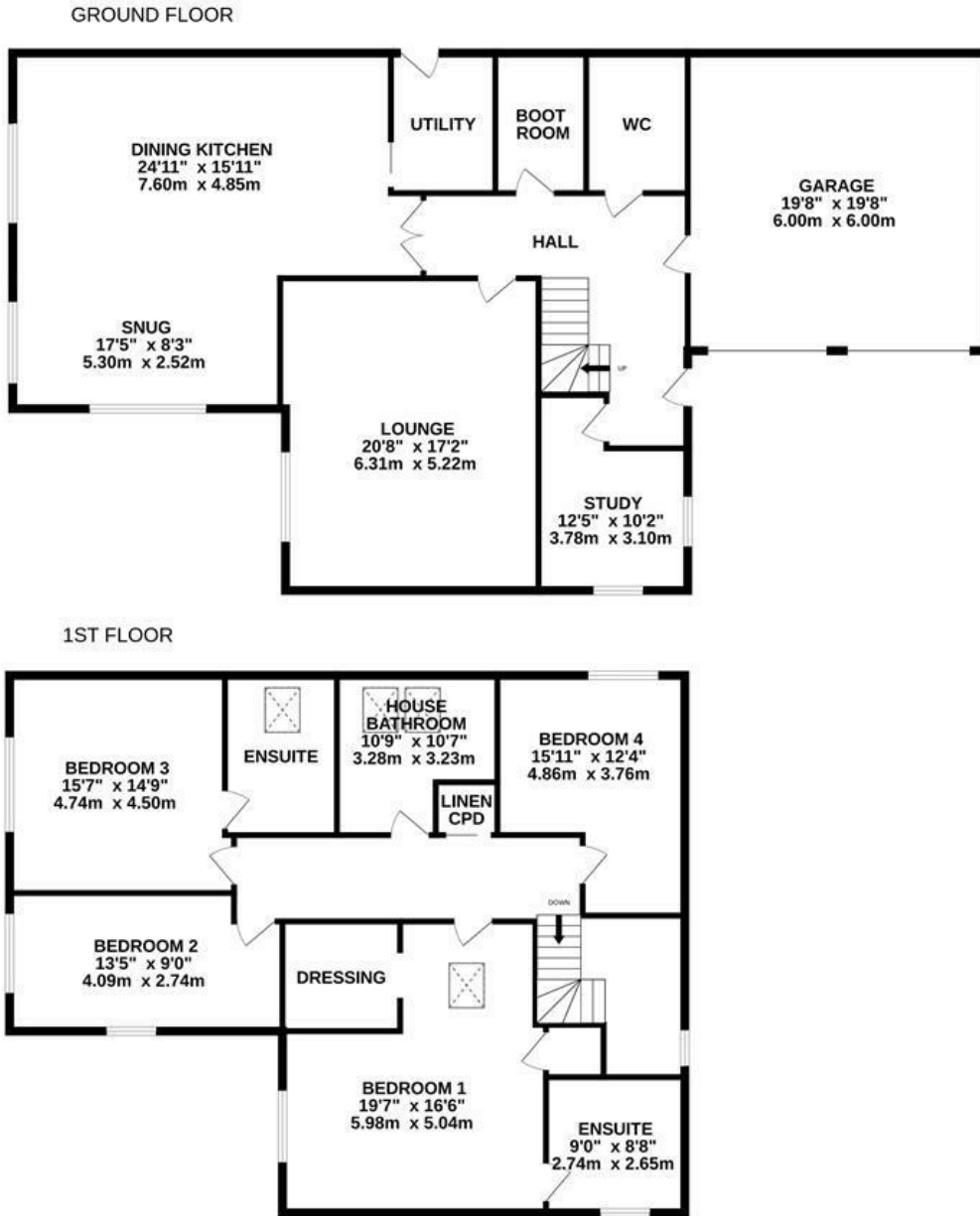


## Directions

From Holmfirth either head out towards New Mill and up towards the Sovereign, taking a right before the main junction onto Piper Wells Lane, at 5 lanes end take a left and immediate right onto Dearne Dike Lane which naturally turns into Broadstone Lane and then Spicer House Lane, taking a left at the end of the road onto Royd Moor Lane where the development can be found on the right hand side (7.7 miles). Or head out of Holmfirth up Dunford Road, through Hade Edge, passed The Fox House and onto Bents Road. Straight over at the cross roads onto Lee Lane to Millhouse Green, taking a left onto Royd Lane and a right onto Royd Moor Lane where the development can be found on the right handside (9.4 miles)



# Floor Plan

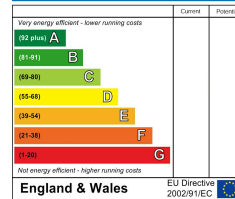


PLOT 7

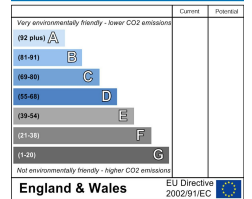
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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<sub>2</sub>) Rating



Estate agency done properly

**Snow Gate**™

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**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801

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