Snow Gate™

Estate agency done properly









23 Summervale

, Holmfirth, HD9 7AG

A unique five bedroom detached family home tucked away in the heart of Holmfirth just a short walk from all the local amenities with views and a quiet cul-de-sac. The property has flexible accommodation over three floors with four reception rooms and the ability to create a self contained lower ground floor annex. The accommodation briefly comprises porch, hallway, downstairs wc, utility room, lounge, family room and dining kitchen. To the first floor are four double bedrooms, master with ensuite and family bathroom. The brilliant lower ground floor has snug/home office, fifth double bedroom, shower room, garden room and large store/workshop area. Off road parking for 3-4 cars, level enclosed garden and private rear patio.
NO VENDOR CHAIN.

O.I.R.O £555,000

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, Holmfirth, HD9 7AG

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- FIVE DOUBLE BEDROOM DETACHED FAMILY HOME
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- CENTRAL HOLMFIRTH LOCATION WITH VIEWS, GARDENS AND OFF ROAD PARKING
- FOUR RECEPTION ROOMS, DINING KITCHEN AND SEPARATE UTILITY
- MASTER BEDROOM WITH ENSUITE AND TWO FAMILY BATHROOMS
- GAS & ELECTRIC CERTIFICATES AVAILABLE - NO VENDOR CHAIN

Entrance Porch
6'2" x 4'11" (1.88m x 1.50m)

Spacious Hallway
15'5" x 9'1" (4.70m x 2.77m)

Dining Room
13'7" x 11'9" (4.14m x 3.58m)

Lounge
17'2" x 13'7" (5.23m x 4.14m)

Dining Kitchen
15'2" x 9'10" (4.62m x 3.00m)

WC
6'3" x 5'9" (1.91m x 1.75m)

Utility
8'11" x 7'1" (2.72m x 2.16m)

First Floor Landing

Master Bedroom
13'6" x 11'9" (4.11m x 3.58m)

Ensuite
9'10" x 5'1" (3.00m x 1.55m)

Bedroom 2
12'6" x 11'9" (3.81m x 3.58m)

Bedroom 3
11'9" x 9'11" (3.58m x 3.02m)

Bedroom 4
12'11" x 8'11" (3.94m x 2.72m)

Bathroom
9'7" x 7'11" (2.92m x 2.41m)

Lower Ground Floor Family Room
14'11" x 14'5" (4.55m x 4.39m)

Bedroom 5
11'0" x 9'4" (3.35m x 2.84m)

Shower Room
6'4" x 5'9" (1.93m x 1.75m)

Lower Ground Store Room/Workshop
13'11" x 13'0" (4.24m x 3.96m)

Garden Room
12'10" x 11'3" (3.91m x 3.43m)

Garden & Parking



Directions









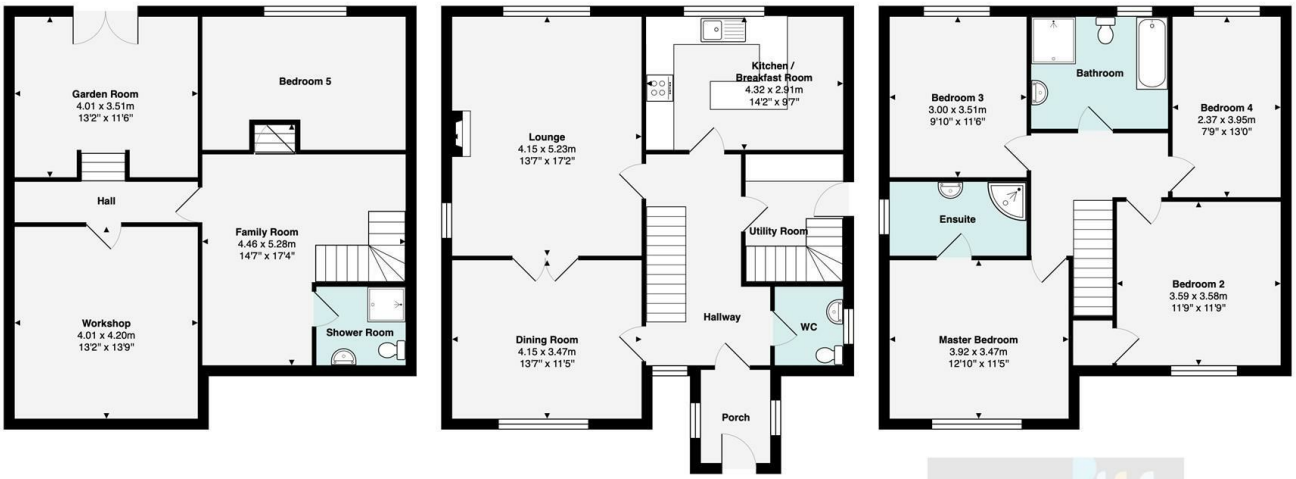








Floor Plan

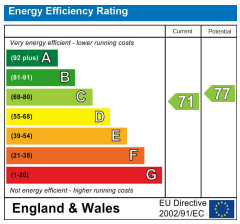


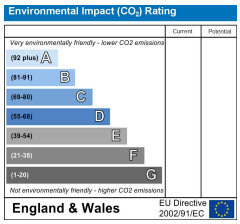
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Total Area: 213.6 m² ... 2299 ft²

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.

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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