



Snow Gate™

Estate
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properly



2 Boshaw View

Hade Edge, Holmfirth, HD9 2TZ

A beautiful and immaculate throughout four bedroom detached (former show home) family home on a large corner plot in this sought after village above Holmfirth with far reaching views, just a few minutes drive from Holmfirth centre and a walk from stunning countryside and popular pub. The property, as you would expect, is immaculate throughout and the accommodation briefly comprises entrance hallway, cloakroom/wc, lounge, family room/snug/study, garden room, dining kitchen and separate utility. To the first floor are four bedrooms, master with ensuite, three with fitted wardrobes and a family bathroom. The property has a double garage, off road parking and large extensively planted, lawned and paved gardens with hot tub by negotiation.

£500,000

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- MODERN FOUR BEDROOM DETACHED FAMILY HOME WITH TWO RECEPTION ROOMS
- BEAUTIFUL OPEN PLAN DINING KITCHEN WITH FRONT, REAR AND SIDE WINDOWS
- FORMER SHOW HOME OCCUPYING THE MOST GENEROUS/SOUGHT AFTER PLOT
- GARDENS TO THREE SIDES, OFF ROAD PARKING AND ATTACHED DOUBLE GARAGE
- MODERN AND NEUTRAL THROUGHOUT WITH THE BALANCE OF BUILDERS GUARANTEE
- AVAILABLE WITH NO VENDOR CHAIN

Entrance Hallway

16'0" x 6'8" (4.88m x 2.03m)

Master Bedroom

14'0" x 10'2" (4.27m x 3.10m)

WC/Cloakroom

5'3" x 3'8" (1.60m x 1.12m)

Ensuite

5'11" x 5'11" (1.80m x 1.80m)

Snug/Family Room/Study

10'3" x 7'11" (3.12m x 2.41m)

Bedroom 2

11'2" x 8'4" (3.40m x 2.54m)

Lounge

15'4" x 10'9" (4.67m x 3.28m)

Bedroom 3

10'9" x 8'9" (3.28m x 2.67m)

Garden Room

12'5" x 8'3" (3.78m x 2.51m)

Bedroom 4

11'4" x 6'8" (3.45m x 2.03m)

Dining Kitchen

21'0" x 10'9" (6.40m x 3.28m)

Bathroom

11'1" x 5'6" (3.38m x 1.68m)

Utility

7'8" x 6'2" (2.34m x 1.88m)

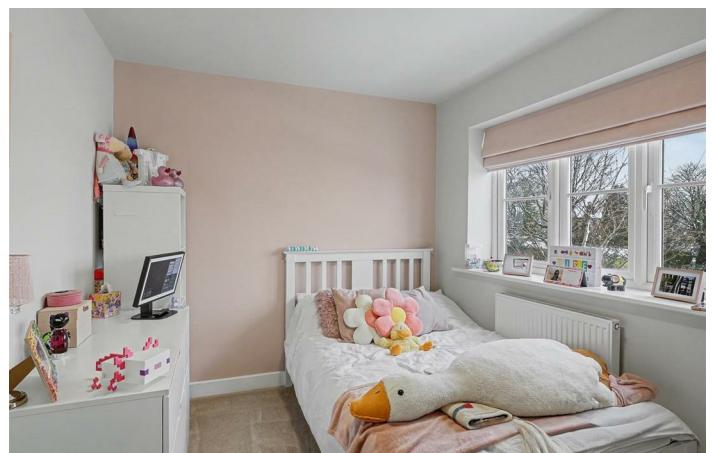
Garden

First Floor Landing

Parking and Garage



Directions



Floor Plan



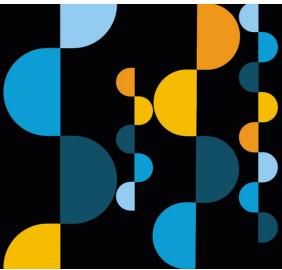
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Total Area: 131.2 m² ... 1412 ft²

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	93	(81-91) B	
(69-80) C	84	(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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