



66 Ryefields

Scholes, Holmfirth, HD9 1XF

A stunning and immaculate extended four bedroom family home in this very sought after village location with far reaching countryside views and gardens to three sides. The heart of the home is the fabulous open plan living and dining kitchen with contemporary high end kitchen and solid fuel stove. The accommodation briefly comprises entrance hallway, utility, home office, integral double garage, huge entertaining kitchen space, formal lounge and ground floor WC. To the first floor are four good sized bedrooms, master with ensuite and family bathroom. Plenty of off road parking and gardens to three sides. A short walk from the local shop and popular village Inn.

O.I.R.O £575,000

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- **LARGE AND EXTENDED FOUR DOUBLE BEDROOM FAMILY HOME**
- **PRIVATE LOCATION A SHORT WALK FROM THE VILLAGE AMENITIES**
- **HUGE OPEN PLAN LIVING/DINING KITCHEN WITH SOLID FUEL STOVE**
- **GARDENS TO THREE SIDES AND FAR REACHING VIEWS**
- **SEPARATE FORMAL LOUNGE AND VERSATILE STUDY**
- **DOUBLE GARAGE AND PLENTY OF OFF ROAD PARKING**

Entrance

Utility Area

9'9" x 4'9" (2.97m x 1.45m)

Home Office

9'9" x 4'9" (2.97m x 1.45m)

Integral Garage

18'0" x 16'3" (5.49m x 4.95m)

Living/Dining Kitchen

23'6" x 23'2" max (7.16m x 7.06m max) 10'1" x 5'7" (3.07m x 1.70m)

Inner Hallway

Ground Floor WC

5'10" x 5'7" (1.78m x 1.70m)

Lounge

20'1" x 13'3" (6.12m x 4.04m)

First Floor Landing

Master Bedroom

13'3" x 12'11" (4.04m x 3.94m)

Ensuite

10'1" x 5'7" (3.07m x 1.70m)

Bedroom 2

11'5" x 9'1" (3.48m x 2.77m)

Bedroom 3

11'0" x 7'4" (3.35m x 2.24m)

Bedroom 4

9'7" x 7'9" (2.92m x 2.36m)

Bathroom

7'9" x 6'3" (2.36m x 1.91m)

Parking

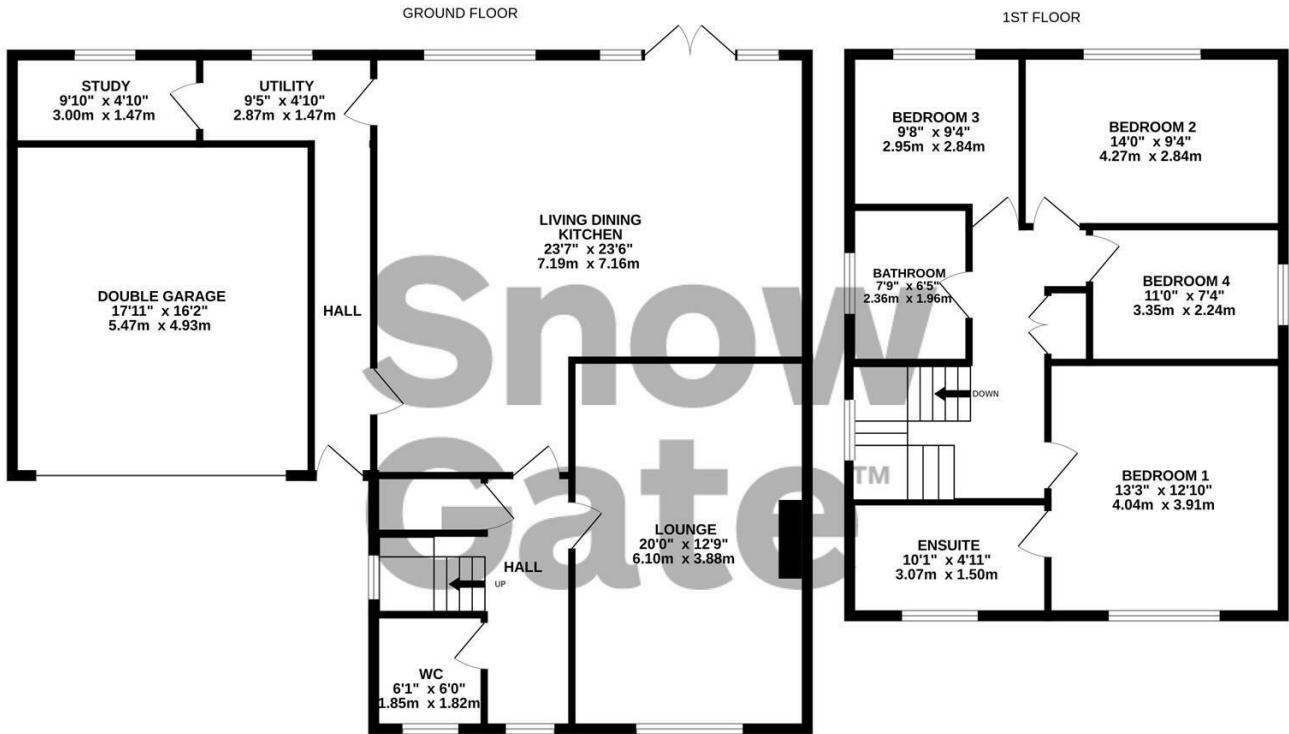
Gardens



Directions



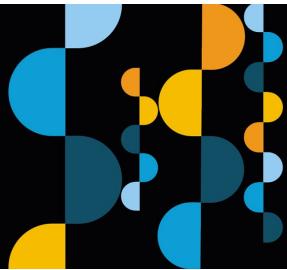
Floor Plan



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Projected	Current
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (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
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Estate
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Gate™**

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