Snow Gate™

Estate agency done properly









20 Paris Road

Scholes, Holmfirth, HD9 1UA

A superb and very spacious five/six bedroom family home with a super self contained one bedroom annex to the ground floor. The flexible accommodation over three floors all has beautiful far reaching views across the local countryside while being just a short walk from the local amenities. The accommodation briefly comprises entrance lobby, ground floor family room, annex kitchen, utility/shower room and ground floor bedroom. Integral garage. The first floor has a huge lounge, dining kitchen, WC and snug/bedroom 6. To the top floor are four further bedrooms, master with ensuite and family bathroom. Enclosed rear garden, off road parking and integral garage.

£500,000

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5 3 3

- FIVE/SIX BEDROOM DETACHED FAMILY HOME
- HUGE MAIN RECEPTION ROOM WITH SOLID FUEL STOVE AND DINING KITCHEN
- HEART OF THE VILLAGE LOCATION WITH STUNNING VIEWS
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- SELF CONTAINED GROUND FLOOR ONE BEDROOM ANNEX
- OFF ROAD PARKING, ENCLOSED REAR GARDEN AND INTEGRAL GARAGE

Entrance

Family Room/Annex Sitting room
17'11" x 12'11" (5.46m x 3.94m)

Annex Kitchen
10'0" x 6'5" (3.05m x 1.96m)

Bathroom/Utility
11'8" x 5'9" (3.56m x 1.75m)

Annex Bedroom
9'6" x 9'4" (2.90m x 2.84m)

Integral Garage
18'4" x 11'9" (5.59m x 3.58m)

First Floor

Lounge
24'8" x 16'2" (7.52m x 4.93m)

Dining Kitchen
15'2" x 11'6" (4.62m x 3.51m)

Inner Hallway

WC
6'11" x 2'7" (2.11m x 0.79m)

Snug/Bedroom
10'11" x 9'3" max (3.33m x 2.82m max)

First Floor Half Landing

Bedroom 4
10'10" x 9'3" (3.30m x 2.82m)

Main Landing

Master Bedroom
16'2" x 13'11" (4.93m x 4.24m)

Ensuite
10'0" x 4'11" (3.05m x 1.50m)

Bedroom 2
11'7" x 10'5" (3.53m x 3.18m)

Bedroom 3
10'10" x 10'0" (3.30m x 3.05m)

Family Bathroom
8'4" x 7'6" (2.54m x 2.29m)

Off Road Parking

Garden



Directions





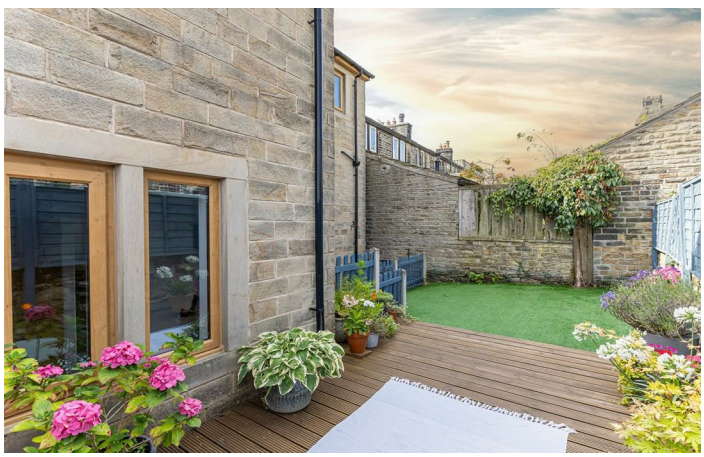

REBECCA



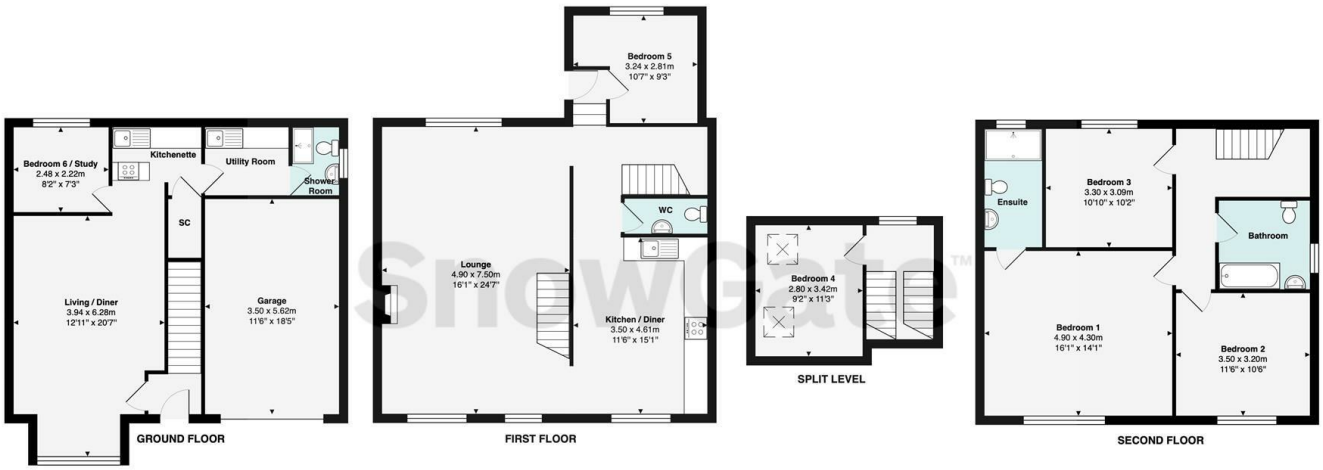








Floor Plan

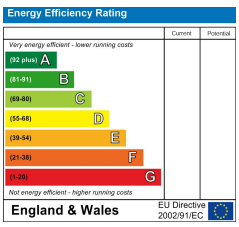


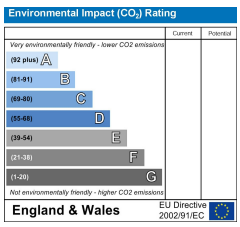
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Total Area: 218.1 m² ... 2348 ft²

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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