

41 Liphill Bank Road  
, Holmfirth, HD9 2LQ

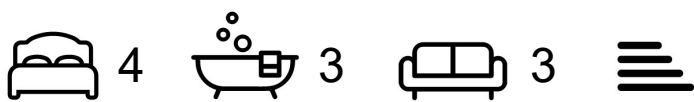
A very special four/five double bedroom detached family home just above Holmfirth with gorgeous rural views and stunning, contemporary and extended living accommodation to the ground floor. The property is immaculate with quality and modern fixtures and fittings throughout. Briefly comprises entrance hallway, integral garage, four double bedrooms, two with ensuites and family bathroom. Lower ground hallway, home office/fifth bedroom, lounge, dining kitchen, family room and utility/laundry room. Decked balcony, lawned and paved garden, off road parking and integral garage.

£700,000



# 41 Liphill Bank Road

, Holmfirth, HD9 2LQ



- A STUNNING AND EXTENDED FOUR BEDROOM DETACHED HOME
- BEAUTIFUL RURAL POSITION WITH FABULOUS VIEWS
- HUGE AND CONTEMPORARY GROUND FLOOR LIVING ACCOMMODATION
- TWO BEDROOM WITH ENSUITE BATHROOMS PLUS FAMILY BATHROOM
- DINING KITCHEN, LOUNGE, FAMILY ROOM AND SPACIOUS HOME OFFICE
- GARDENS, OFF ROAD PARKING AND INTEGRAL GARAGE

## General Information

### Entrance

### Bedroom 4

13'10" x 9'10" (4.22m x 3.00m)

### Ensuite

8'2" x 6'0" (2.49m x 1.83m)

### Bedroom 3

13'10" x 10'1" (4.22m x 3.07m )

### Ensuite

5'11" x 5'3" (1.80m x 1.60m)

### Integral Garage

20'3" x 8'11" (6.17m x 2.72m)

### Lower Ground Floor

### Home Office/Bedroom 5

19'6" x 9'1" (5.94m x 2.77m)

## WC

5'4" x 2'10" (1.63m x 0.86m)

## Lounge

18'6" x 13'10" (5.64m x 4.22m)

## Dining Kitchen

23'9" x 17'6" (7.24m x 5.33m)

## Family Room

19'3" x 12'3" (5.87m x 3.73m)

## Utility/Laundry Room

12'6" x 5'4" (3.81m x 1.63m)

## First Floor

## Master Bedroom

14'7" x 13'10" (4.45m x 4.22m)

## Bedroom 2

17'1" x 9'1" (5.21m x 2.77m)

## Family Bathroom

9'2" x 8'9" (2.79m x 2.67m)

## Parking

## Garden



## Directions





Floor Plan



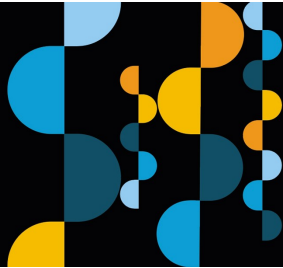
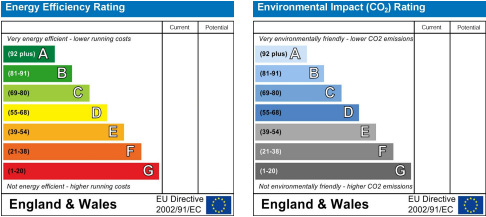
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Total Area: 254.4 m<sup>2</sup> ... 2738 ft<sup>2</sup> (excluding balcony)

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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