



## Victoria Gates

Hill House Road, Holmfirth, HD9 2SY

The arches sits in an elevated location surrounded by stunning Holme Valley countryside in this bespoke development of just 6 luxury homes. The property is brand new throughout having been built by Anthony Dearnley Homes - a local brand associated with exceptional properties in outstanding rural locations.

Victoria Gates is just outside the heart of Holmfirth (approximately one mile) and the local amenities are just a 15 minute walk away. The Arches sits in the most desirable plot (3/4 acre) and is ready for immediate occupation having unexpectedly come back onto the market after being reserved for over 12 months.

Finished to the highest possible standard the property briefly comprises double height entrance atrium, family room, lounge, breakfast room and huge open plan living and dining kitchen. Downstairs cloakroom, utility and rear lobby. To the first floor are five kingsize bedrooms, four with ensuites and dressing rooms plus a large family bathroom. Extensive grounds, gated off road parking and detached double garage.

BRAND NEW - NO VENDOR CHAIN.

£1,600,000

# Victoria Gates

Hill House Road, Holmfirth, HD9 2SY



- AN AMAZING FIVE KINGSIZE BEDROOM BRAND NEW FAMILY HOME
- SUPERB 3/4 OF AN ACRE PLOT WITH BEAUTIFUL VIEWS
- JUST ABOVE HOLMFIRTH CENTRE BEHIND PRIVATE GATES
- THREE LARGE RECEPTION ROOMS AND MASSIVE LIVING/DINING KITCHEN
- FOUR BEDROOMS WITH DRESSING ROOMS AND ENSUITES
- FABULOUS FIXTURES AND FITTINGS THROUGHOUT - AVAILABLE IMMEDIATELY

## Entrance

### Atrium

17'8" x 16'6" (5.38m x 5.03m)

### WC/Cloakroom

7'0" x 5'3" (2.13m x 1.60m)

### Living Dining Kitchen

32'0" x 24'0" (9.75m x 7.32m)

### Rear Lobby

9'0" x 5'9" (2.74m x 1.75m)

### Utility Room

### Breakfast/Dining Room

16'7" x 14'0" (5.05m x 4.27m)

### Lounge

24'5" x 21'6" (7.44m x 6.55m)

## Family Room

24'7" x 10'10" (7.49m x 3.30m)

## First Floor Landing

### Master Bedroom

20'8" x 16'4" (6.30m x 4.98m)

### Ensuite

9'5" x 7'8" (2.87m x 2.34m)

### Bedroom 2

18'8" x 7'11" (5.69m x 2.41m)

### Ensuite

8'11" 'x 7'11" (2.72m 'x 2.41m)

### Bedroom 3

15'9" x 12'11" (4.80m x 3.94m)

### Ensuite

15'9" x 12'11" (4.80m x 3.94m)

## Bedroom 4

16'6" x 10'11" (5.03m x 3.33m)

### Ensuite

7'8" x 6'1" (2.34m x 1.85m)

### Bedroom 5

16'8" x 14'0" (5.08m x 4.27m )

### Family Bathroom

12'5" x 5'11" (3.78m x 1.80m)

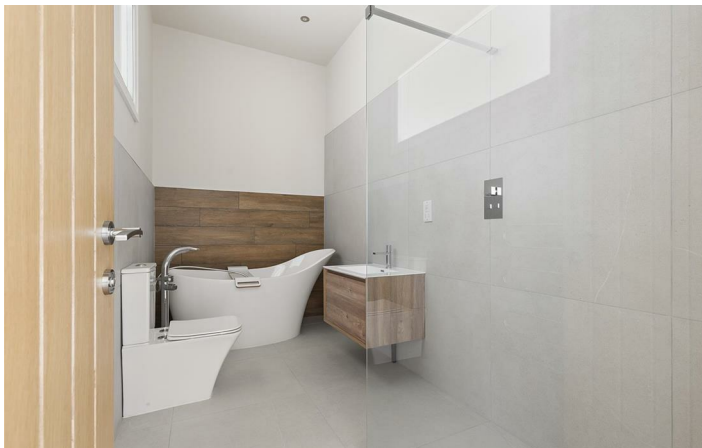
### Off Road Parking and Garage

### Gardens and Grounds.

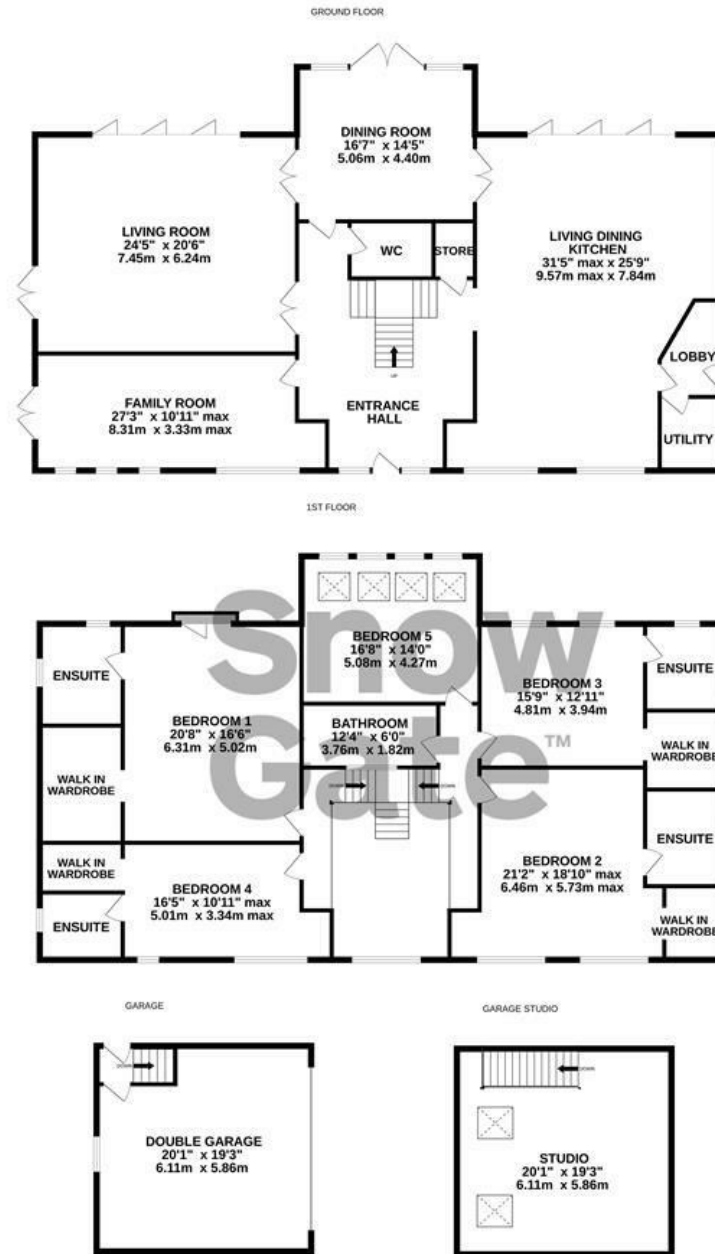


## Directions





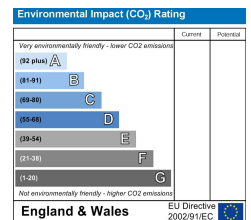
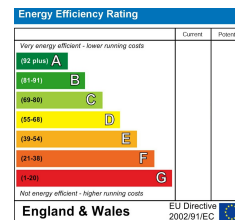
# Floor Plan



TOTAL FLOOR AREA : 5001 sq.ft. (464.6 sq.m.) approx.

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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**Snow Gate**<sup>TM</sup>

**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE  
All Enquiries: 01484 680800

**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801

snowgate.co.uk