



Snow Gate™

Estate
agency
done
properly



16 Victoria Mills

, Holmfirth, HD9 2TP

An exceptional south facing five bedroom detached family home with fabulous views up to Holme Moss and of the River Holme. Intelligently designed with stunning architectural features which showcase the internal design and flood the home with natural light. External seating balconies to the front and rear of the house at first floor level take in the surrounding riverside views.

Occupying the best plot on this exclusive development the house has attractive private gardens and plenty of off road parking. Within 1 mile of the centre of Holmfirth with its many amenities and well positioned for commuters requiring access over the hills into Manchester.

O.I.R.O £665,000

16 Victoria Mills , Holmfirth, HD9 2TP



- FIVE BEDROOM DETACHED FAMILY HOME WITH SOUTH FACING REAR GARDEN
- HIGH SPECIFICATION WITH AUDIO VISUAL INTELLIGENT WIRING
- BURGLAR ALARM & CCTV
- FOUR DOUBLES, TWO WITH ENSUITES PLUS SINGLE BED/HOME OFFICE & EXTRA STUDY
- TWO FIRST FLOOR EXTERNAL SEATING BALCONIES
- CONTEMPORARY FIXTURES & FITTINGS THROUGHOUT
- RIVERSIDE POSITION & CONVENIENT LOCATION FOR HOLMFIRTH AMENITIES

Entrance

Downstairs WC

6'9" x 5'1" (2.06 x 1.55)

Dining Kitchen

24'7" x 12'11" (7.49 x 3.94)

Family Room

9'3" x 8'6" (2.82 x 2.59)

Utility Room

8'5" x 5'2" (2.57 x 1.57)

Integral Garage

16'2" x 15'7" (4.93 x 4.75)

First Floor Landing

Lounge

24'8" x 15'9" (7.52 x 4.80)

Study

6'11" x 5'4" (2.11 x 1.63)

Guest Bedroom (4)

15'8" x 9'1" (4.78 x 2.77)

Ensuite

7'8" x 4'4" (2.34 x 1.32)

Home Office/Bedroom 5

8'10" x 8'6" (2.69 x 2.59)

Second Floor Landing

Master Bedroom

15'8" x 12'11" (4.78 x 3.94)

Ensuite

8'5" x 4'4" (2.57 x 1.32)

Bedroom 2

15'8" x 9'2" (4.78 x 2.79)

Bedroom 3

19'8" (max) x 9'6" (5.99m (max) x 2.90m)

Family Bathroom

8'8" x 7'7" (2.64 x 2.31)

Off Road Parking

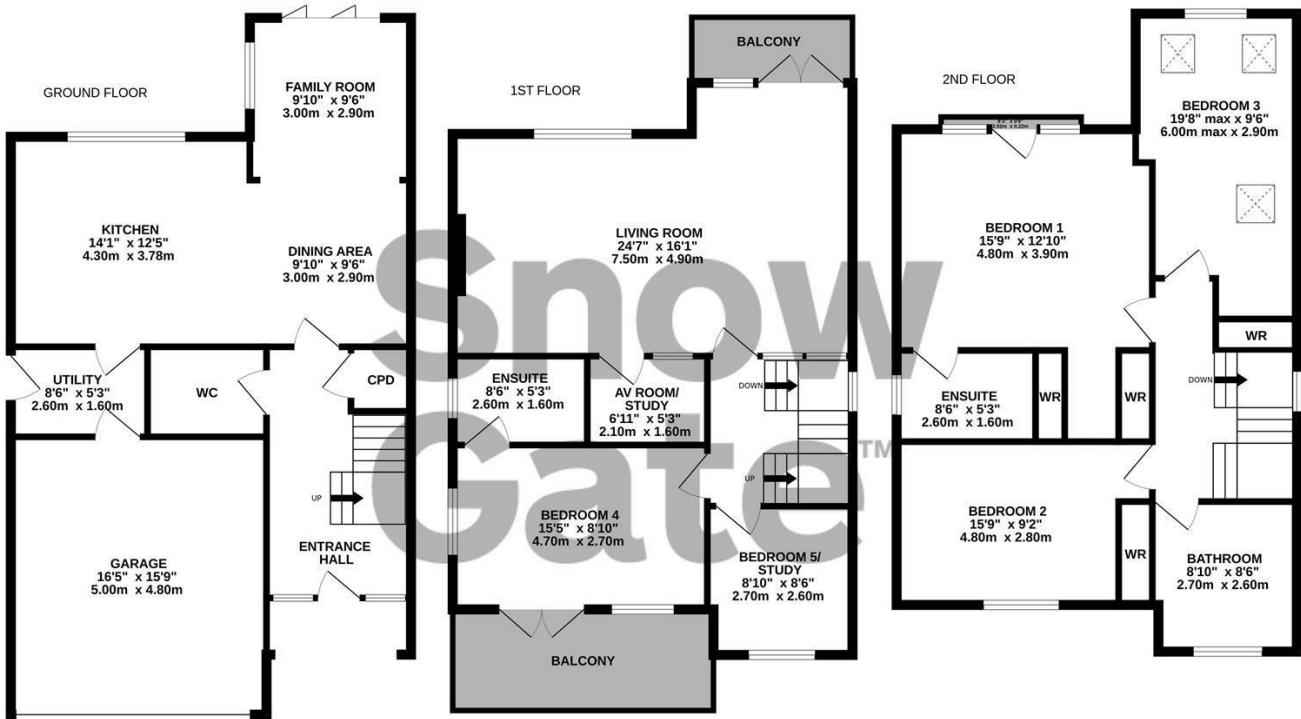
Gardens



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		Potential	
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	
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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