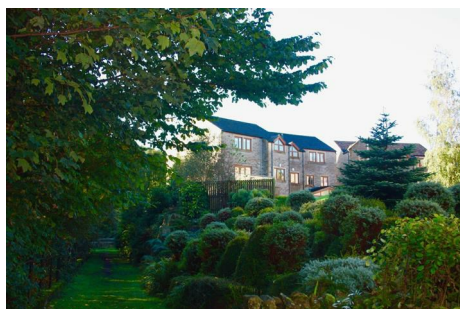
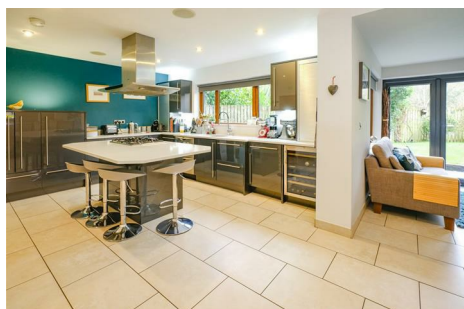




# Snow Gate™

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## 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

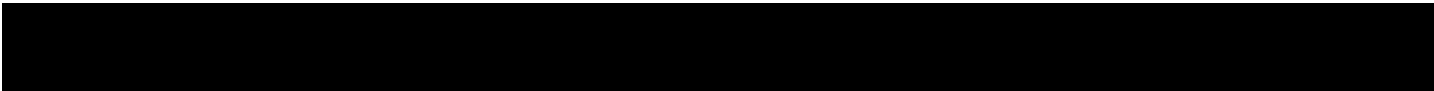


- FIVE BEDROOM DETACHED FAMILY HOME WITH SOUTH FACING REAR GARDEN
- HIGH SPECIFICATION WITH AUDIO VISUAL INTELLIGENT WIRING
- BURGLAR ALARM & CCTV
- FOUR DOUBLES, TWO WITH ENSUITES PLUS SINGLE BED/HOME OFFICE & EXTRA STUDY
- TWO FIRST FLOOR EXTERNAL SEATING BALCONIES
- CONTEMPORARY FIXTURES & FITTINGS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

<b>Entrance</b>	<b>Study</b>	<b>Bedroom 3</b>
<b>Downstairs WC</b>	6'11" x 5'4" (2.11 x 1.63)	19'8 (max) x 9'6 (5.99m (max) x 2.90m)
<b>Dining Kitchen</b>	<b>Guest Bedroom (4)</b>	<b>Family Bathroom</b>
24'7" x 12'11" (7.49 x 3.94)	15'8" x 9'1" (4.78 x 2.77)	8'8" x 7'7" (2.64 x 2.31)
<b>Family Room</b>	<b>Ensuite</b>	<b>Off Road Parking</b>
9'3" x 8'6" (2.82 x 2.59)	7'8" x 4'4" (2.34 x 1.32)	<b>Gardens</b>
<b>Utility Room</b>	<b>Home Office/Bedroom 5</b>	
8'5" x 5'2" (2.57 x 1.57)	8'10" x 8'6" (2.69 x 2.59)	
<b>Integral Garage</b>	<b>Second Floor Landing</b>	
16'2" x 15'7" (4.93 x 4.75)	<b>Master Bedroom</b>	
<b>First Floor Landing</b>	15'8" x 12'11" (4.78 x 3.94)	
<b>Lounge</b>	<b>Ensuite</b>	
24'8" x 15'9" (7.52 x 4.80)	8'5" x 4'4" (2.57 x 1.32)	
	<b>Bedroom 2</b>	
	15'8" x 9'2" (4.78 x 2.79)	



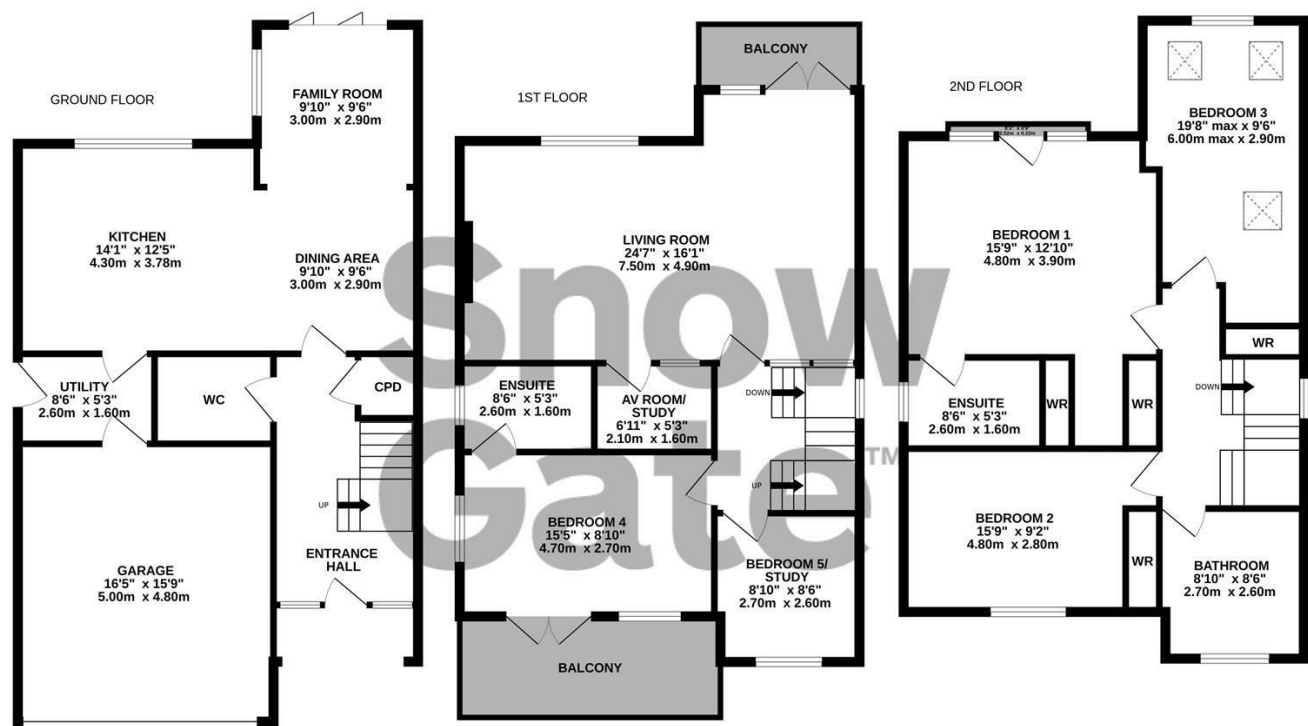
## Directions





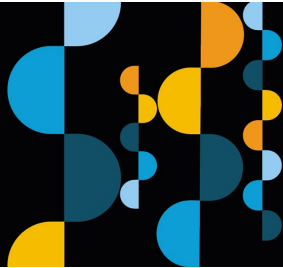
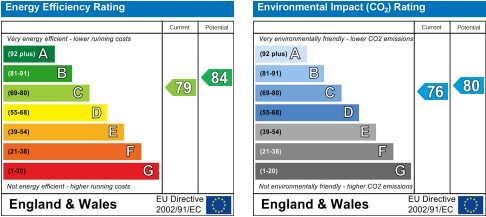


Floor Plan



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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