

18 The Heights

Scholes, Holmfirth, HD9 1SB

A beautiful four bedroom detached family home, immaculate throughout with quality fixtures and fittings and neutral decoration and floor coverings including under floor heating to the living/dining kitchen area. The property occupies a large plot with gardens to three sides and fabulous countryside views. The accommodation briefly comprises hallway, family room, downstairs wc, huge open plan living/dining kitchen, integral double garage incorporating a utility area. Four first floor bedrooms and a bathroom with separate bath and shower. Plenty of parking including space for a caravan.

Offers Over £450,000

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- A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- CONTEMPORARY THROUGHOUT WITH QUALITY FIXTURES AND FITTINGS
- EXTENDED TO CREATE A STUNNING OPEN PLAN LIVING/DINING KITCHEN
- INTEGRAL DOUBLE GARAGE AND PLENTY OF OFF ROAD PARKING
- FABULOUS FAR REACHING COUNTRYSIDE VIEWS
- LARGE PLOT WITH GARDENS TO THREE SIDES AND FAR REACHING VIEWS

Entrance

Family Room

10'6" x 10'5" (3.20m x 3.18m)

Downstairs WC

6'1" x 2'5" (1.85m x 0.74m)

Dining Room

10'10" x 8'9" (3.30m x 2.67m)

Dining Kitchen Area

15'6" x 15'0" (4.72m x 4.57m)

Lounge Area

22'4" x 10'4" (6.81m x 3.15m)

Integral Garage

18'3" x 18'2" (5.56m x 5.54m)

First Floor Landing

Master Bedroom

12'7" x 11'10" (3.84m x 3.61m)

Bedroom 2

12'7" x 10'6" (3.84m x 3.20m)

Bedroom 3

8'9" x 7'10" (2.67m x 2.39m)

Bedroom 4

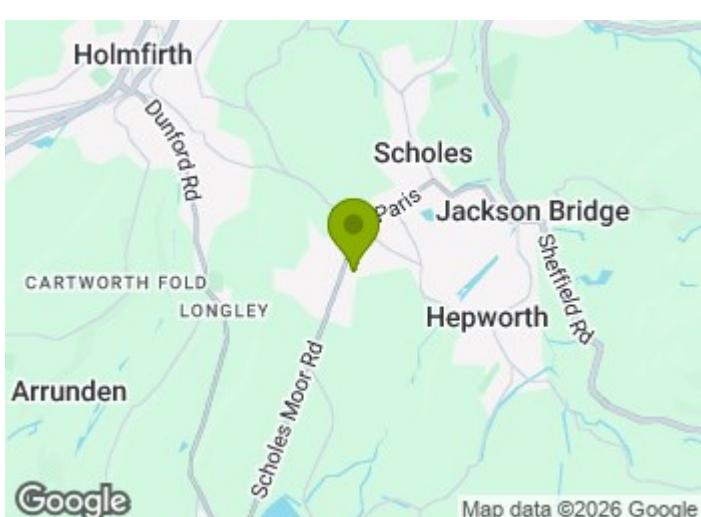
8'10" x 7'7" (2.69m x 2.31m)

Bathroom

9'9" x 5'5" (2.97m x 1.65m)

Garden

Parking

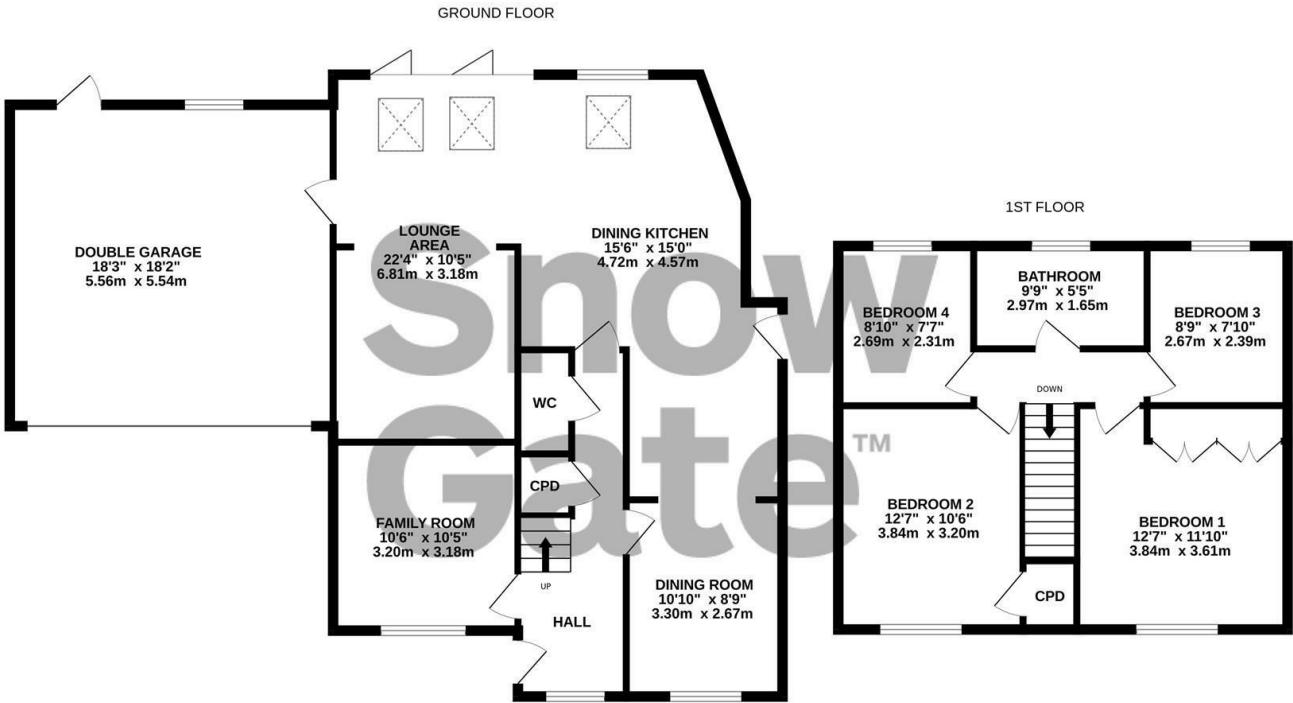


Directions





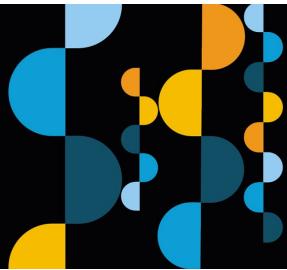
Floor Plan



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	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	80	(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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