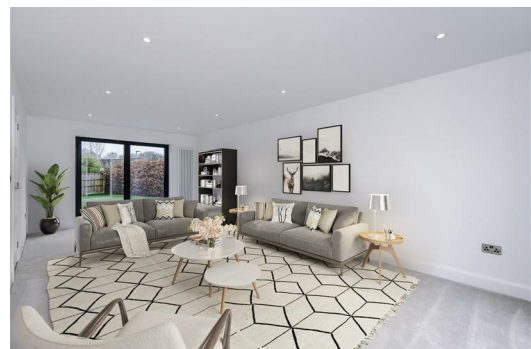




**240 Holcombe Road, Greenmount, Bury**

**£995,000**

- Modern Detached Property
- Stunning Master Bedroom Suite
- Large Open Plan Family Dining Kitchen
- Gas Central Heating (Un-vented System)
- Private Gated Driveway & Double Garage
- Five Bedrooms - Three Reception Rooms
- Family Bathroom + Two En-Suites
- Upvc Double Glazed / Security Alarm
- Landscaped Gardens To Four Sides
- Energy Rating "TBC"



An individually designed detached residence with a stunning contemporary 'show house' interior occupying a commanding position within an established and highly sought after location close to the effective heart of Greenmount Village. Well placed for a selection of excellent local schools , amenities and the Kirklees valley trail.

A comprehensive scheme of remodelling, modernisation and refurbishment has recently been completed by Makin & Waddock Properties to provide modern-day requirements of extensive family living space, superb open plan kitchen-dining-living space, sumptuous bathroom and en-suite shower rooms. Landscaped gardens surround the property. A double garage and hard-standing for 3+ vehicles is also provided. Viewing is essential in order to appreciate the size and opulent finish of this superb family home.

## **ACCOMMODATION**

### **ENTRANCE HALL**

Full height Entrance Hall with bespoke mild steel & Oak tread feature staircase to First Floor. Vanilla Porcelain tiled flooring throughout to kitchen and inner hall complete with wet under floor heating system. Access to Double garage.





**CLOAKS ROOM**

5'10" x 3'7" (1.8 x 1.1)

**GUEST W.C.**

Two piece white suite, hand washbasin and low level w.c. Feature panelled walls.





**UTILITY ROOM**

8'2" x 5'10" (2.5 x 1.8)

Range of matching Graphite base units, Complementary work surfaces with inset sink unit and splash back.

**SITTING ROOM**

16'4" x 13'9" (5 x 4.2)

Ingle Nook Fire Surround with gas point.





## LOUNGE

24'3" x 11'9" (7.4 x 3.6)

Large picture window to the front and bi-folding doors to the rear garden and patio. Space saving vertical radiators.





## **SUPERB OPEN PLAN LIVING / DINING FAMILY KITCHEN**

27'2" x 26'2" (8.3 x 8)

A fantastic open plan kitchen-dining-living room providing versatile light and airy space for all the family.

The kitchen consists of a comprehensive range of Graphite fitted units with complementary quartz work surface over and complementary Breakfast Bar. Incorporating Full height integrated larder fridge and freezer, Neff twin ovens (hide and slide wi-fi oven and second combination oven and grill with pan warming drawer) wealth of storage /shelving and drawers to complete a fully fitted kitchen.

Central to the room is a complementary Island unit incorporating Neff integrated automatic dishwasher, Modern under counter sink unit, Tesla Electric Induction Hob with down draft extractor. CDA dual zone wine fridge.

Vanilla Porcelain tiled floor with under floor heating







## LIVING DINING AREA

A spacious and versatile living area with unique feature of twin bi-folds allowing the inside to flow to the rear patio and garden.









**FIRST FLOOR**

A light and airy gallery landing.



## MASTER BEDROOM

20'1" x 18'4" (6.14 x 5.6)

Fantastic master bedroom with vaulted ceiling, Panoramic windows providing open views over open pastureland to the front.



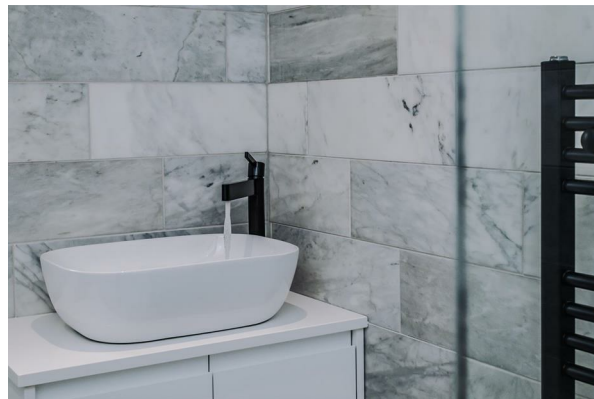
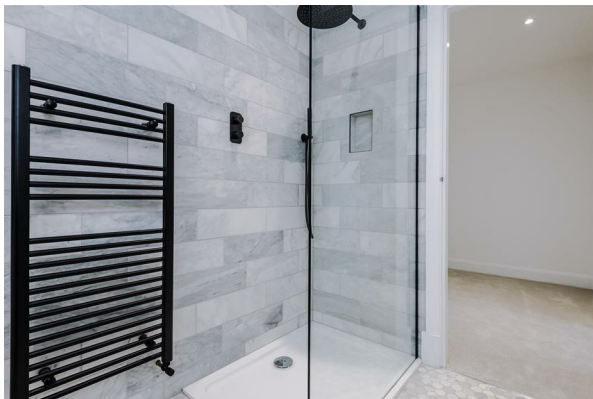
## DRESSING ROOM

8'2" x 5'6" (2.5 x 1.7)

## EN-SUITE SHOWER ROOM

7'10" x 5'2" (2.4 x 1.6)

Three piece white suite including walk in shower cubicle with drenching shower head, vanity low level w.c. vanity handwash basin with quartz counter top, contrasting heated towel rail and complementary tiled walls. Electric under floor heating.



## BEDROOM 2

16'4" x 11'1" (5 x 3.4)

A generous second room with added a superb space feature of mezzanine floor accessed via ladder.



## MEZZANINE FLOOR

13'1" x 8'2" (4 x 2.5)



### EN-SUITE SHOWER ROOM

Three piece white suite including including walk in shower cubicle with drenching shower head, low level w.c. vanity wash basin and heated towel rail. Ceramic tiled walls and flooring. Electric underfloor heating.



### BEDROOM 3

13'1" x 13'9" (4 x 4.2)





**BEDROOM 4**

14'1" x 11'9" (4.3 x 3.6)

Windows to two elevations enjoying views to the front. Loft Access.



**BEDROOM 5**

9'10" x 11'9" (3 x 3.6)



## FAMILY BATHROOM

13'9" x 6'1" (4.2 x 1.87)

A stunning Four piece Vardo white suite comprising panelled bath with recessed Led lighting, vanity hand washbasin and low level w.c. Large walk in shower cubicle with drenching shower, Complementary part tiled walls. Heated towel rail. Ceramic tiled walls and flooring. Electric under floor heating.





**OUTSIDE**  
Attractively landscaped gardens to all sides, Ample off road parking is accessed via electrically operated gates to driveway, in turn leading to large integral double garage accessed via electrically operated up and over doors..







### **GARAGE**

20'4" x 18'8" (6.2 x 5.7)

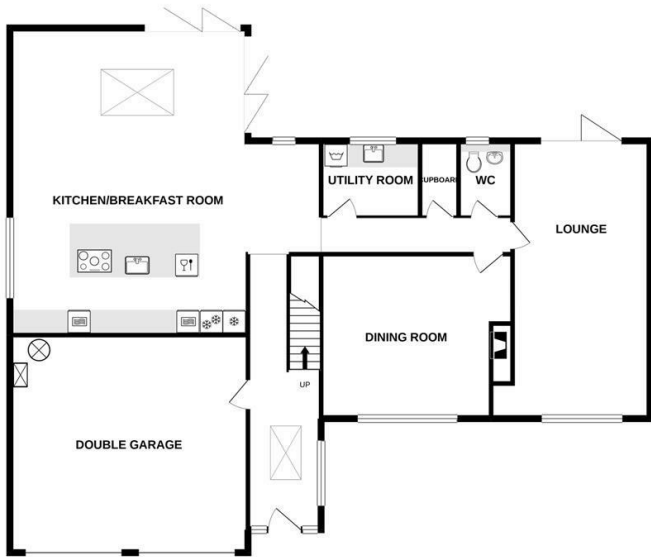
A sizeable double garage operated via electrically operated up and over doors, the garage is also accessible from the property.

### **ADDITIONAL INFORMATION.**

The property is fitted with a mesh wi-fi whole of house network.

Please note some photographs have been digitally furnished to provide a visual representation of space and potential use of rooms.

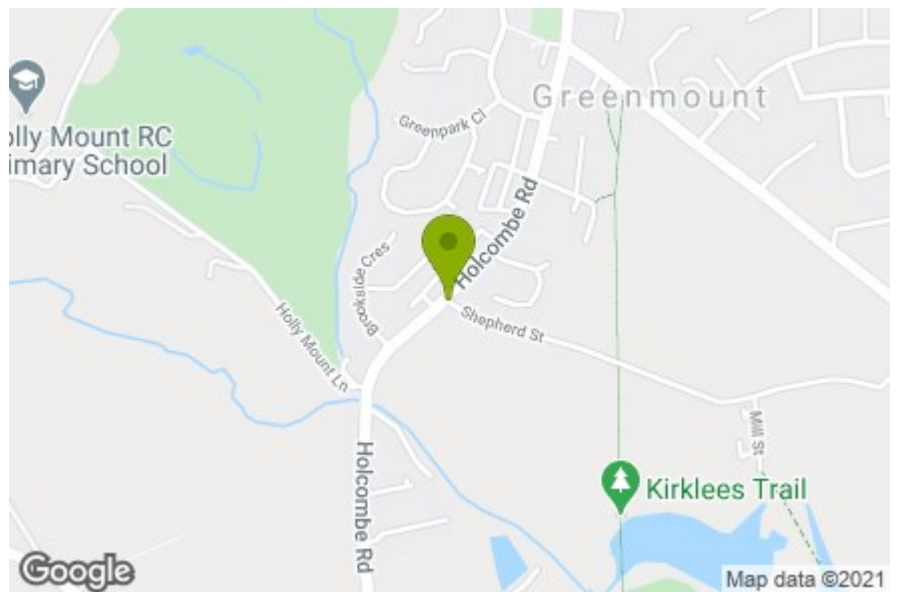
GROUND FLOOR



1ST FLOOR



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	