Peter David Properties Ltd

Residential Sales and Lettings

1 Thirstin Mill Court

Honley, Holmfirth, HD9 6FB

Offers in the region of £685,000

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Ground Floor -

Entrance Hall
Enter this stunning property through a composite door into a light and welcoming entrance hallway. Oak wooden flooring flows throughout the ground floor and solid oak doors provide access to the kitchen/diner, WC, utility toom, snug/second reception room and the integral garage. A carpeted staircase with oak and glass balustrade leads to the first floor accommodation. A floor to ceiling window is the focal point of this room allowing an abundance of natural light.

WC
A partially tiled ground floor WC featuring a concealed cistern WC and wash basin. There is a PVCu privacy window to the front aspect, ceramic floor tiles and an extractor fan.

Utility Room
Accessed from both the entrance hall and integral garage, this useful utility room boasts matching grey wall and base units with granite work surfaces and an integrated sink and drainer. There is plumbing for a washing machine and space for an additional freestanding appliance. A PVCu window is positioned to the front aspect.

Second Reception Room
An additional reception room with a PVCu window overlooking the rear garden. This room could serve a variety of purposes from an office to a playroom/snug or sixth bedroom.

Integral Double Garage
A spacious, double garage with an electric roller door, power and light. There is also a loft hatch providing useful storage space and an electric car charging point.

Kitchen/Diner
This room, along with the attached open aspect living area, is the heart of this home and provides a perfect space to entertain, as well as relax in. The kitchen features contrasting grey wall and base units, granite worktops and a stylish tiled splash back. Integrated appliances comprise; two ovens, an AEG induction hob, an extractor fan, a full size fridge and freezer, a dishwasher and two wine coolers. A Belfast style sink is integrated into the worktop and a large island seats up to six people and features contemporary drop down lighting. PVCu windows to both the front, rear and side aspect provide plenty of natural light and there is ample space for a large dining table.

Living/dining area
This impressive open plan living area is a bright and contemporary space which features four Velux roof windows, a PVCu window overlooking the rear aspect and bi-folding doors leading out into the garden.

First Floor -

Landing
A light and airy landing providing access to two bedrooms and the living room. There is a large, feature window overlooking the rear garden which really does provide the wow factor.

Living Room
A superb living space which offers a dual aspect with windows to both the front and rear elevation. A feature wall with a built-in electric fire provides an attractive focal point and a neutral carpet flows throughout the first floor.

Bedroom Five/Office
A double bedroom currently used as an office with two PVCu windows to the front aspect. There is fitted office furniture to one wall.

Bedroom Two
A generous double bedroom featuring fitted wardrobes and a desk. There is a PVCu window overlooking the rear garden.

En-suite
A fully tiled, luxurious en-suite shower room with a WC, wash basin and a shower cubicle with dual functioning handheld and waterfall shower. There are ceramic tiles to the floor and a PVCu privacy window to the front aspect. Additionally there is a chrome towel rail and an extractor fan.

Second Floor -

Landing
A top floor landing area providing access to the remaining bedrooms and house bathroom. The feature window from the first floor extends to the second floor providing an abundance of natural light. A neutral carpet flows throughout the second floor.

Master Bedroom
An impressive and luxurious Master Bedroom, which features a dressing area with floor to ceiling fitting wardrobes and a window to the rear elevation. Additionally there is a PVCu window to the front aspect and access to the en-suite.

En-suite
A fully tiled, luxurious en-suite shower room with a WC, wash basin set in a vanity unit and a large shower cubicle with dual functioning handheld and waterfall shower. There are ceramic tiles to the floor and a PVCu privacy window to the rear aspect. Additionally there is a chrome towel rail and an extractor fan.

Bedroom Three
A spacious double bedroom boasting a fitted wardrobe and a desk. There is a PVCu window to the rear elevation.

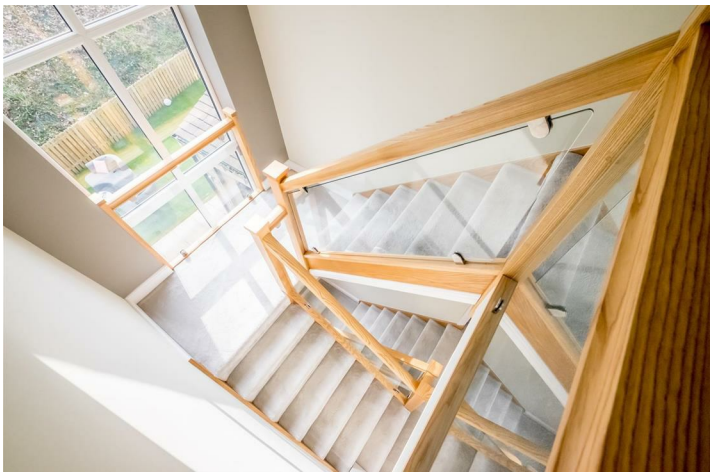
Bedroom Four
A further double bedroom benefitting from a fitted wardrobe, desk and with a PVCu window to the front aspect.

House Bathroom
A stylish and contemporary fully tiled house bathroom with a WC, a wash basin, a bath and a separate shower cubicle. There are ceramic tiles to the floor and a PVCu privacy window to the front aspect. The bathroom also benefits from an extractor fan and a chrome towel rail.

Exterior
To the front of the property there is a large paved driveway with parking for up to five cars and an artificial lawn. To the rear of the property, there is a large enclosed garden with an Indian stone patio area and an artificial lawn with a surrounding timber fence. The rear garden also benefits from a fantastic hot tub and pergola (both available by separate negotiation). There is outside lighting and electric sockets. There are gravelled areas down each side of the property with gated access leading to the front. The rear garden provides an ideal space for family's or entertaining guests.

Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map

Hybrid Map

Terrain Map

Floor Plan

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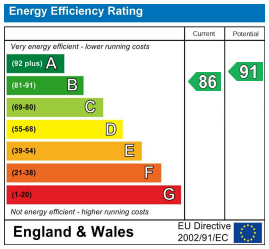
HD9 6FB
Internal - 2669ft2
External - 2978ft2
Overall - 49.71yd x 10.88yd

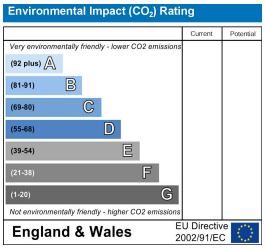
Measurements and layout for guidance only.
All storage spaces may not be displayed.

Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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