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20 River Holme View

Brockholes, Holmfirth, HD9 7BP

A truly stunning four double bedroom detached family home in this sought after riverside position on the edge of Holmfirth a short walk from the local train station and primary school. The property occupies a superb level plot and has contemporary living accommodation including two reception rooms and a huge open plan living/dining kitchen which looks out over the picturesque woodland and riverside setting. Briefly comprises hallway, WC/Cloakroom, lounge, family room, utility and living/dining kitchen. To the first floor are four double bedrooms, master with ensuite and a family bathroom. The double garage has been converted into a stylish games room/gym and retains a large storage area. Off road parking, gorgeous gardens, solar panels and battery storage.

O.I.R.O £700,000

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- BEAUTIFUL FOUR DOUBLE BEDROOM FAMILY HOME IN STUNNING GROUNDS
- TWO SPACIOUS RECEPTION ROOMS PLUS LIVING/DINING KITCHEN
- IDYLLIC LEVEL PRIVATE GARDEN RUNNING DOWN TO THE RIVER BANK
- IMMACULATE THROUGHOUT WITH QUALITY FIXTURES AND FITTINGS
- HIGHLY SOUGHT AFTER POSITION WITH LOVELY VIEWS
- 12 SOLAR PANELS, BATTERY POWER STORAGE & EV CHARGER

Entrance hallway

Lounge

22'10" x 13'9" (6.96m x 4.19m)

WC/Cloakroom

5'10" x 4'5" (1.78m x 1.35m)

Family Room

11'11" x 11'10" (3.63m x 3.61m)

Utility

8'7" x 7'8" (2.62m x 2.34m)

Living/Dining Kitchen

33'6" x 11'8" (10.21m x 3.56m)

First Floor Landing

Master Bedroom

19'0" x 12'3" (5.79m x 3.73m)

Ensuite

9'2" x 5'6" (2.79m x 1.68m)

Bedroom 2

11'9" x 10'11" (3.58m x 3.33m)

Bedroom 3

13'10" x 9'8" (4.22m x 2.95m)

Bedroom 4

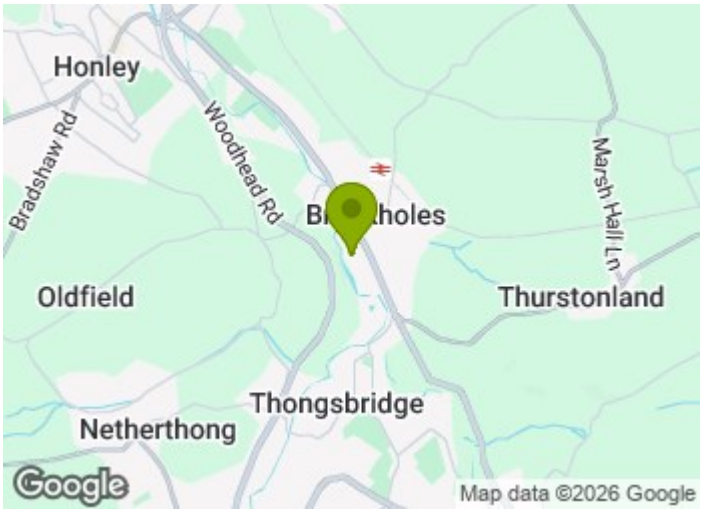
12'1" x 9'10" (3.68m x 3.00m)

Family Bathroom

14'8" x 5'6" (4.47m x 1.68m)

Games Room/Garage Conversion

15'7" x 14'6" (4.75m x 4.42m)



Directions





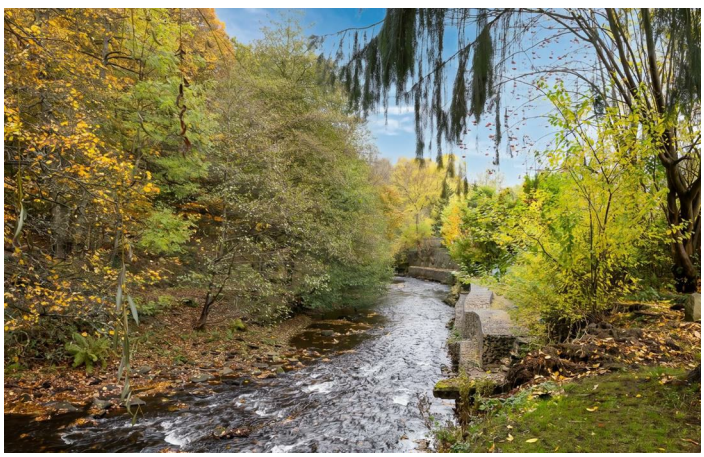












Floor Plan



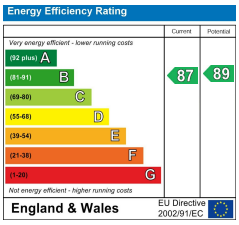
River Holme View, Brockholes, Holmfirth, HD9 7BP

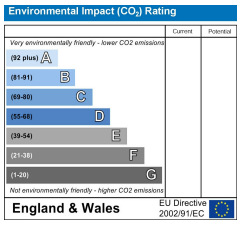
Total Area: 223.9 m² ... 2410 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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