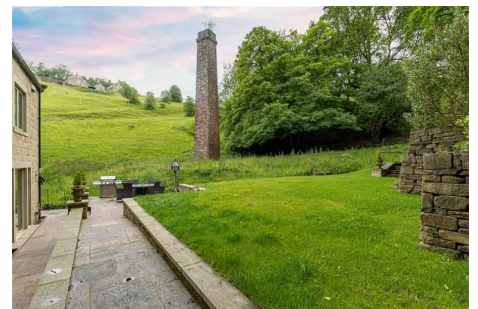




14 Bank Lane , Holmfirth, HD9 2TX

A superb opportunity to purchase this bespoke "one off" seven bedroom family home in immaculate condition throughout set in one of the most picturesque settings we've seen, whilst being really close to the heart of Holmfirth with a popular local pub within level walking distance. Tucked away behind private gates the property has under floor heating to the ground floor, plenty of off road parking, integral garage and beautiful gardens. Briefly comprises hallway, cloakroom/WC, walk in coats and boots cupboard, dining kitchen, lounge, home office and integral garage. To the first floor are five double bedrooms (three with ensembles) two are currently used as a home gym and cinema room respectively and a family bathroom. To the second floor are two further kingsize bedrooms and a further family bathroom. NO VENDOR CHAIN.

£950,000

14 Bank Lane

, Holmfirth, HD9 2TX



- SEVEN KINGSIZE BEDROOM FAMILY HOME IN A GORGEOUS RURAL SETTING
- IMMENSELY PRIVATE POSITION BEHIND PRIVATE GATES
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS WITH SUPER DINING KITCHEN
- IMMACULATE THROUGHOUT WITH SUPERB QUALITY FIXTURES AND FITTINGS
- THREE ENSUITES, TWO FAMILY BATHROOMS AND DOWNSTAIRS WC
- AVAILABLE WITH NO VENDOR CHAIN

Entrance
15'9" x 10'7" (4.80m x 3.23m)

Cloakroom/WC
6'0" x 5'2" (1.83m x 1.57m)

Coats Cupboard
6'4" x 4'11" (1.93m x 1.50m)

Dining Kitchen
23'9" x 14'6" (7.24m x 4.42m)

Butlers Pantry
6'5" x 4'6" (1.96m x 1.37m)

Utility
7'6" x 5'8" (2.29m x 1.73m)

Lounge
20'7" x 14'8" (6.27m x 4.47m)

Home Office/Family Room
10'9" x 10'7" (3.28m x 3.23m)

First Floor Landing

Master Bedroom Suite
19'6" x 19'4" overall (5.94m x 5.89m overall)

Dressing Area
8'5" x 3'11" (2.57m x 1.19m)

Walk Through Wardrobe
8'0" x 7'10" (2.44m x 2.39m)

Ensuite
7'11" x 6'8" (2.41m x 2.03m)

Master Bedroom Area
19'5" x 11'3" (5.92m x 3.43m)

Family Bathroom
10'6" x 9'11" (3.20m x 3.02m)

Cinema Room/Bedroom 2
14'7" x 14'5" (4.45m x 4.39m)

Bedroom 3
14'7" x 14'11" (4.45m x 4.55m)

Ensuite
7'3" x 4'10" (2.21m x 1.47m)

Bedroom 4
14'9" x 14'8" (4.50m x 4.47m)

Ensuite
7'8" x 4'10" (2.34m x 1.47m)

Bedroom 5/Gym
15'3" x 10'7" (4.65m x 3.23m)

Second Floor Landing

Bedroom 6
18'0" x 12'6" (5.49m x 3.81m)

Bedroom 7
14'4" x 12'6" (4.37m x 3.81m)

Bathroom
11'8" x 6'2" (3.56m x 1.88m)

Integral Double Garage
19'11" x 19'7" (6.07m x 5.97m)

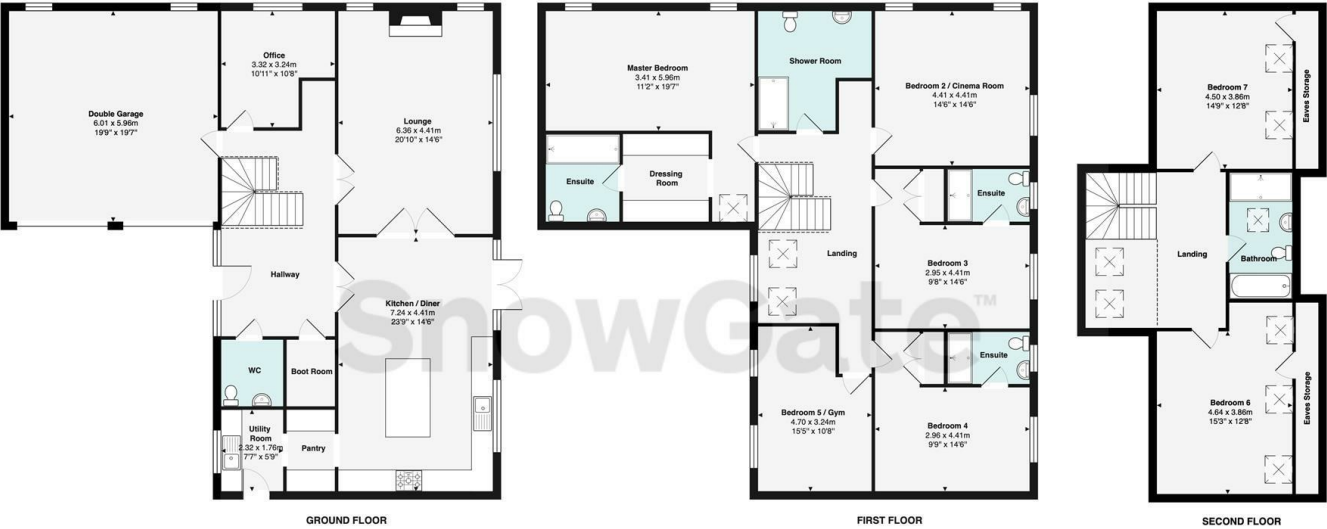
Garden



Directions



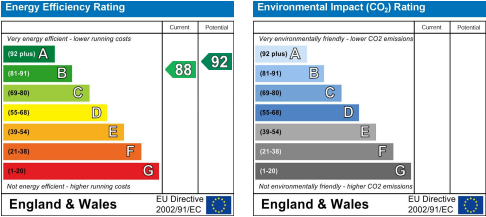
Floor Plan



Bank Lane, Holmfirth, HD9 2TX
Total Area: 354.8 m² ... 3819 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.

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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Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800
Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801
snowgate.co.uk