



2 Pennine Gardens

Upperthong, Holmfirth, HD9 3FA

A pristine four double bedroom family home in this very sought after village a short walk from Holmfirth centre. The property has stunning Holme Valley views and super spacious open plan lounge and family room with a solid fuel stove, as well as a lower ground floor fabulous living and dining kitchen which opens out to the beautiful level garden. The accommodation briefly comprises hallway, WC, integral double garage, open plan lounge and family room, lower ground floor hallway, utility, under stairs cupboard and living/dining kitchen. To the first floor are four double bedrooms, master with ensuite and family bathroom. Enclosed level rear and side garden and off road parking to the front. Stunning.

Offers In The Region Of £700,000

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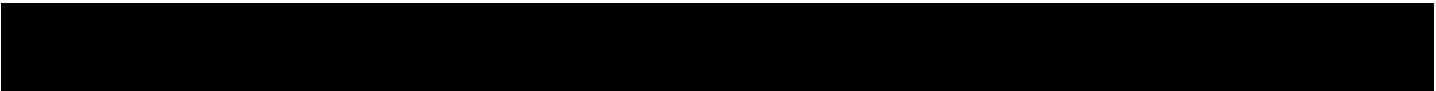


- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- CONTEMPORARY AND QUALITY FIXTURES AND FITTINGS THROUGHOUT
- IMMACULATE THROUGHOUT WITH LARGE OPEN PLAN LIVING SPACES
- ACCOMMODATION OVER THREE FLOORS WITH HUGE LIVING/DINING KITCHEN
- AMAZING HOLME VALLEY VIEWS - A SHORT WALK FROM HOLMFIRTH CENTRE
- INTEGRAL DOUBLE GARAGE AND LARGE ENCLOSED GARDENS

Entrance Hallway 16'2" x 9'10" (4.93m x 3.00m)	Utility 9'10" x 8'2" (3.00m x 2.50m)	Family Bathroom 7'9" x 6'6" (2.36m x 1.98m)
WC/Cloakroom 5'5" x 3'5" (1.65m x 1.04m)	Living/Dining Kitchen 26'7" x 26'4" (8.10m x 8.03m)	Garden and parking
Integral Garage 16'4" x 16'8" (5.00m x 5.10m)	First Floor Landing	
Open Plan Lounge and Family Room 26'7" x 14'8" max (8.10m x 4.47m max)	Master Bedroom 15'4" x 10'8" (4.67m x 3.25m)	
Lounge 16'2" x 14'8" (4.93m x 4.47m)	Ensuite 9'8" x 4'3" (2.95m x 1.30m)	
Family Room 10'5" x 9'6" (3.18m x 2.90m)	Bedroom 2 10'11" x 10'8" (3.33m x 3.25m)	
Lower Ground Floor	Bedroom 3 11'2" x 8'11" (3.42m x 2.73m)	
	Bedroom 4 10'4" x 8'2" (3.15m x 2.50m)	



Directions





Floor Plan

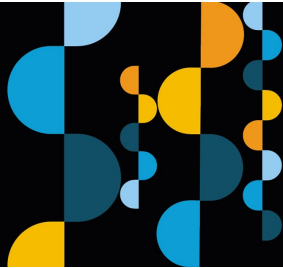
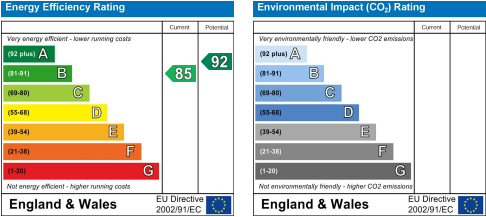


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Total Area: 213.2 m² ... 2295 ft²

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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