



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

New Mill Road
Holmfirth



New Mill Road

Holmfirth

£650,000

HAVING INITIALLY BOUGHT THE PROPERTY BEFORE COMPLETION, THE VENDOR WAS ABLE TO HAVE SIGNIFICANT CONTROL OVER THE SPECIFICATION. INVESTING HEAVILY TO UPGRADE THE PROPERTY BOTH INTERNALLY AND EXTERNALLY, OUR FULLY DETACHED 4-BEDROOM FAMILY HOME WITH LANDSCAPED GARDENS AND BAX KITCHEN ENJOYS STUNNING VIEWS OVER HOLME VALLEY.

Set in an elevated position with panoramic views over the Holme Valley is this newly built stunning home with an interior of the highest standards which is ideally located within walking distance of the fashionable Holmfirth centre and the highly regarded Holmfirth High School.

The property has an outstanding low maintenance entertaining terrace to the rear nestled within Mediterranean landscaping adorned with established olive trees and featuring a Hot Springs Jacuzzi. The opulent interior of the property is truly remarkable, showcasing high-end fittings that epitomise luxury living. Among these is the exquisite Bax bespoke kitchen, meticulously crafted in Germany, featuring timeless and classical design elements. This kitchen is equipped with a five-burner gas hob, adding both elegance and practicality to the heart of the home. It also features a top-of-the-line Zip tap, widely regarded as the finest available on the market, it offers not only hot water but also filtered chilled and sparkling water functionalities. The open plan dining kitchen has a sociable breakfast bar and a bank of bi-folding doors which open onto the



forementioned terrace. The connection to the gardens via the property showcases fabulous architectural design, guaranteeing the garden has become a perfect sanctuary and overflow of the living space.

The high end fittings continue throughout the property with the elegant sitting room having a contemporary wood burning stove whilst the decadent bathrooms having Villeroy & Boch fittings and Cifal shower systems.

Our floor plan and photos best convey what is on offer which includes 4 double bedrooms. The master on the second floor has a luxury ensuite and dressing room, and the other two bedrooms on this floor share the house bathroom, the bedroom on the third floor is very much like a master suite with a bathroom. There is also a sitting room, open plan dining kitchen, utility, pantry, study, integral double garage and ground floor W.C.

The property is further enhanced with the added security. Secure electric gates, an advanced alarm system, and comprehensive CCTV surveillance, all ensuring your safety around the clock.

LOCATION

Situated in the centre of Holmfirth, with views over the tennis courts. Within walking distance of the town centre and swimming pool and sports centre. Ideally located for families to dine out and children to walk home from the local schools and bus station.

Many local schools include Holmfirth, Netherthong and Upperthong.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band F

EPC: B

What3Words: ///outbid.dramatic.commander

Parking: Driveway parking for up to 3 vehicles;

Electric Garage; Fast speed EV charging point

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Underfloor heating in main living floor/reception rooms and all bathrooms (rest GCH radiators)

Broadband: Superfast Available

Mobile Coverage: 4G Available - check with your provider.

AGENT NOTES

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.

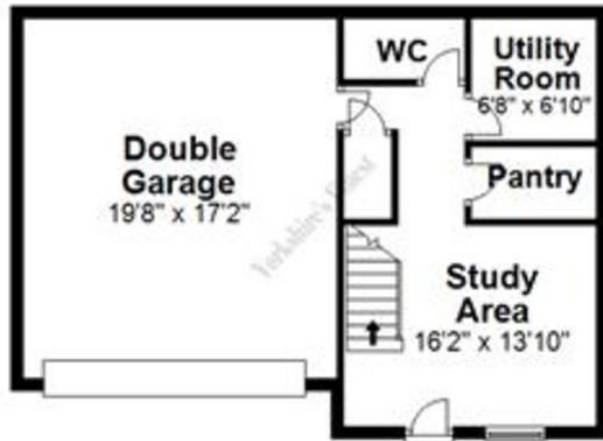
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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 YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Lower Ground Floor
Approx. 551.1 sq. feet



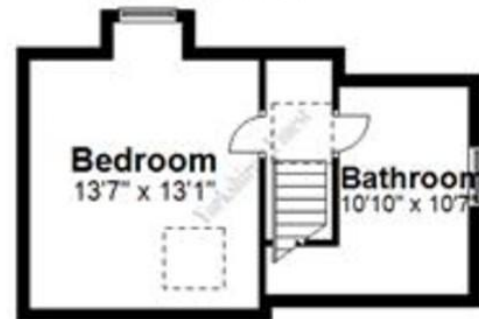
First Floor
Approx. 725.1 sq. feet



Ground Floor
Approx. 725.1 sq. feet



Second Floor
Approx. 319.2 sq. feet





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org

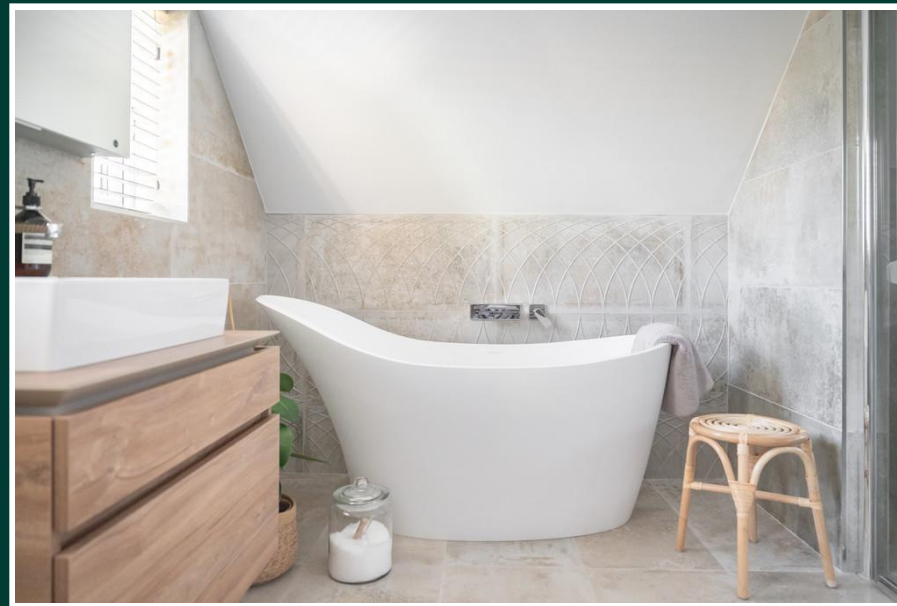


601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org