



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

Mill Race Fold
Thongsbridge, Holmfirth



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Offers In Region Of £400,000

A THREE BEDROOM TRUE BUNGALOW TUCKED AWAY BEHIND A GATED DRIVEWAY IN A QUIET LOCATION WITH NO PASSING TRAFFIC AND DELIGHTFUL FAR REACHING VIEWS. HAVING A SIGNIFICANT DRIVEWAY WITH PARKING AND TURNING FOR NUMEROUS VEHICLES IN ADDITION TO SECURE PARKING FOR A CARAVAN OR MOTORHOME AS WELL AS A DETACHED DOUBLE

With little steps to negotiate nor steep slopes and having scope for wheelchair access, it is a rare find in the Holme Valley for those who are looking into the long term. Well maintained and modern inside, having undergone a programme of redecoration including new carpeting, flooring to the kitchen and dining room, refreshed walls and radiator in the garden room, the property includes a Worcester gas boiler installed in recent years and high-end double glazing for energy efficiency.

INTERIOR

Our floor plan and photos best convey what is on offer, but briefly the inside benefits from a modern fitted kitchen with new "mock" slate flooring and stand-alone cooking range with chimney extractor fan above. The kitchen is open plan to the formal dining room which can accommodate a family dining table to seat eight or more. The dining room again is open plan to the elegant sitting room of generous proportions.

This room has been fully redecorated, carpeted

and installed with a Dimplex cassette electric fireplace. Leading to the cosy sunroom, perfect for relaxing and reading whilst enjoying the outlook, the sun room could also be useful as a great station to declark before entering the main house. With easy clean tiled flooring, it is ideal for muddy paws to dry off after enjoying the many walks in the district. There are two rivals for the master bedroom, one has a delightful and unique garden room off it also having a full bank of fitted robes whilst the other attractive double bedroom has an ensuite shower room offering between them, sheer decadence. The third single bedroom is perfect for children or use as a home study. There is also a luxury house bathroom which has both a shower unit as well as a separate corner bath which is in addition to a utility room which houses the boiler and has plumbing for a washing machine.



EXTERIOR

The garden room off the bedroom has a patio door which spill out onto the charming terrace which is a sunny spot where alfresco dining can be enjoyed whilst taking in the stunning far-reaching views which include Castle Hill. The garden room has recently been installed with a large new radiator, ensuring the reception space can be used all year round. The lawned area offers relatively easy maintenance whilst the rest of the mature boundaries and landscaped rockery create a perfect retreat which is sheltered and private.

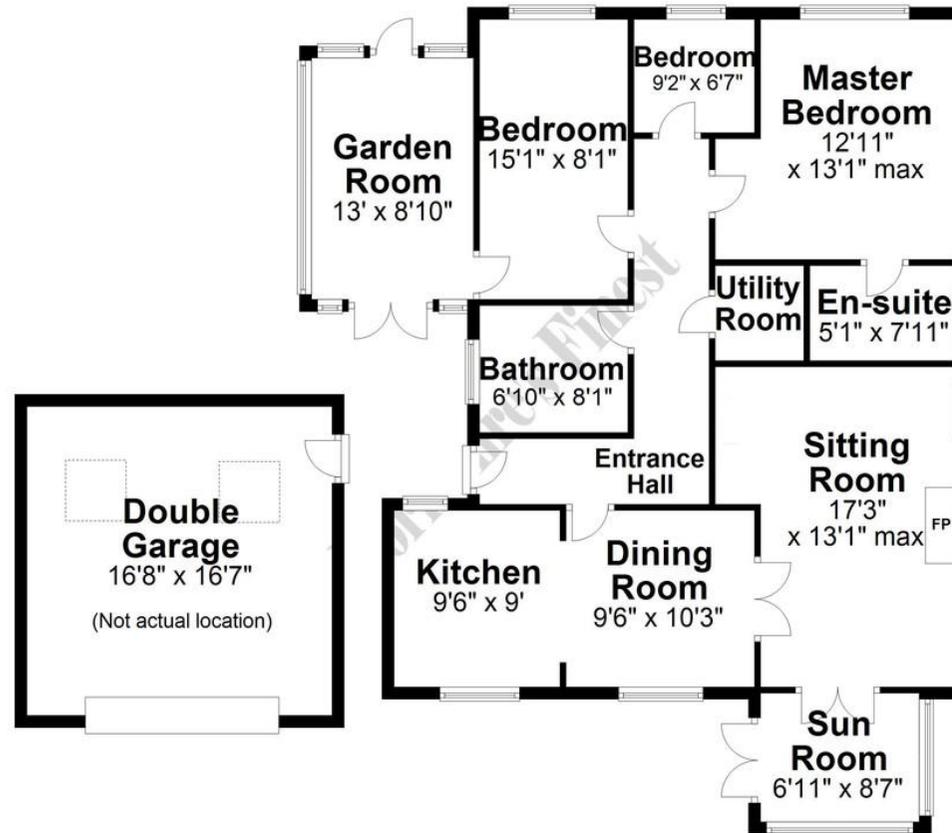
GARAGE

The detached double garage has roof lights as well as side entrance door with copious amount of storage in the eaves. The secure garage has an electric roller shutter door, power light and an outside water tap. The garage could accommodate two family vehicles.

The recent installation of a roof storage space accessed via a drop down hatch is a useful commodity whilst the requirement to work from home also provides a large double garage suitable to utilise and convert as a home office (all subject to usual constraints)



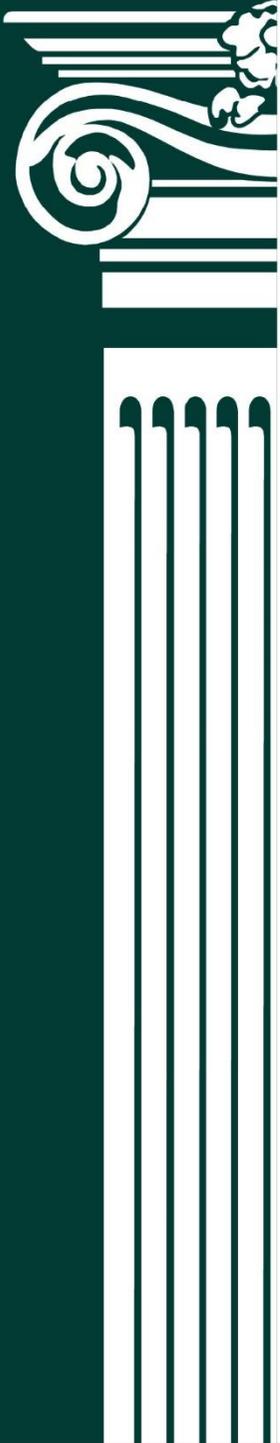
Ground Floor
Approx. 1433.5 sq. feet



Total area: approx. 1433.5 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
Plan produced using PlanUp.

The Spinney, Mill Race Fold, Thongsbridge, Holmfirth





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