



- Substantial Detached
- Versatile Five/Six Bed accommodation
- Separate Annex/Office
- Generous Gardens and Garage

## Modd Lane, Holmfirth, HD9 2JZ

O/A £585,000

An individually designed and most generous detached affording five/six bedroom, three bathroom family accommodation including studio/annex, gardens and outbuildings close to popular Holmfirth.



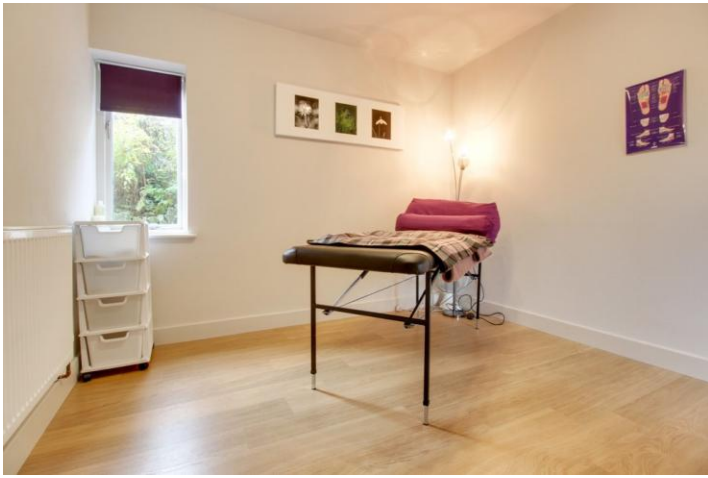
## PROPERTY DESCRIPTION

Occupying a generous plot only a short distance from the popular shops and amenities of Holmfirth is this substantial, individually designed detached property. Affording spacious and versatile five/six bedroom accommodation and including a useful ground floor studio/office/potential annex, this impressive property may well be of interest to the growing family and has been well maintained throughout to include double glazing and gas central heating and includes pleasant gardens to three sides, generous parking and a useful detached stone log store/outbuilding.

In brief the accommodation comprises: Hallway with staircase to first floor, spacious through living room with feature brick fireplace housing multi-fuel stove, breakfast kitchen with space for gas range, dining room with door to garden, second sitting room/snug, utility room and cloaks/w.c. There is further external access to a studio/annex which includes an office/lobby and further treatment room/potential bedroom and w.c with two piece white suite.

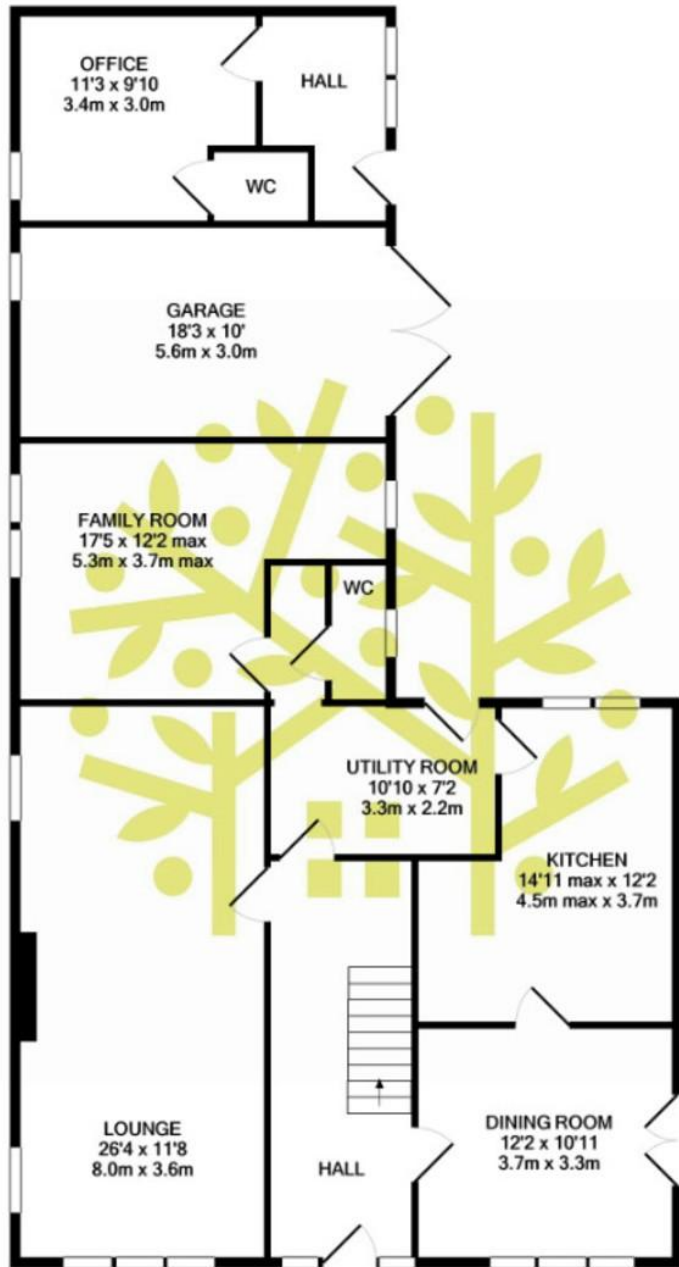
To the first floor a generous landing area leads to three bedrooms, master having fitted wardrobes and en suite bathroom with three piece suite and over bath shower. A further passage then leads to a snooker/games room with access to two further double bedrooms both having Jack and Jill en suite bathroom.

Externally, the property stands in a generous private plot with parking apron providing off street parking and leading to an integral single garage. Beyond the parking area is a vegetable plot, mature apple and plum trees, greenhouse, timber shed and further stone built detached outhouse/log store with steps leading to a raised side garden which in turn leads to a pleasant front garden area with lawn, paved patio seating area and pleasant far reaching valley views.



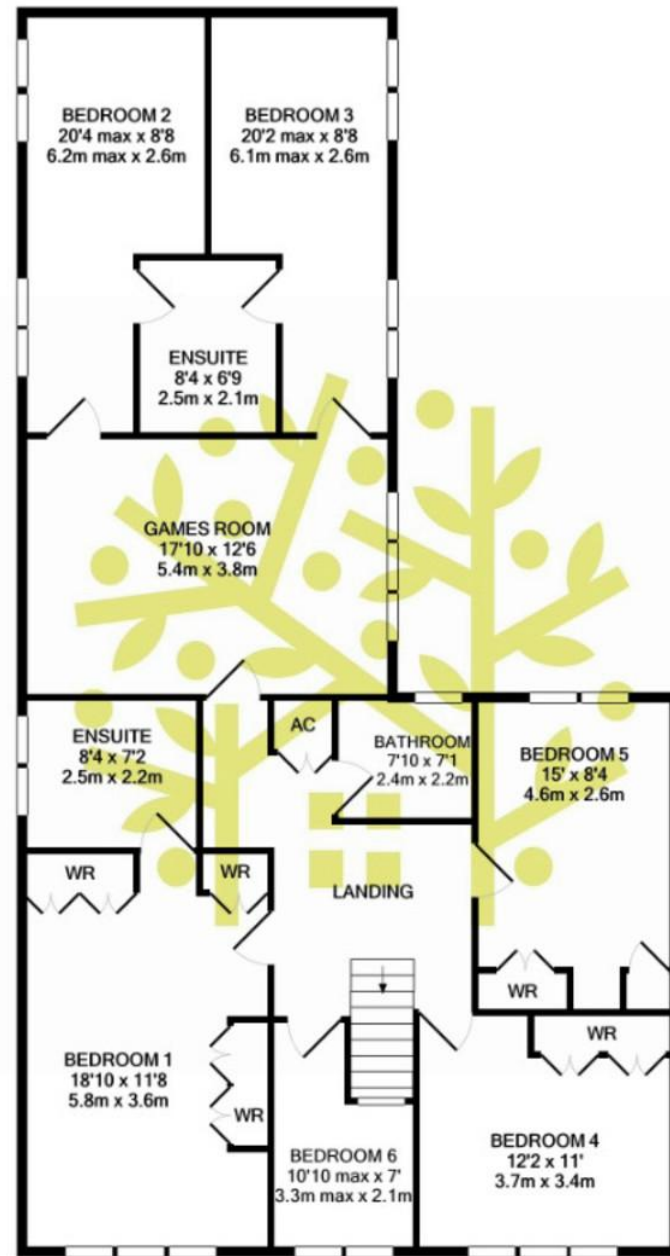






GROUND FLOOR

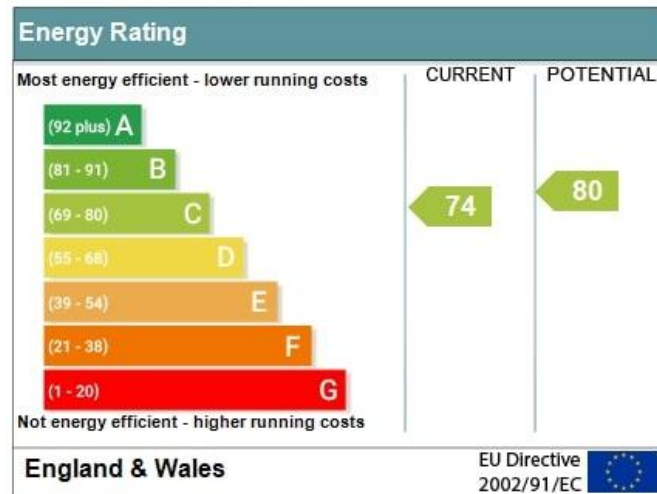
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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Address: HAWTHORNE HOUSE, 12 MODD LANE, HOLMFIRTH, HOLM...  
RRN: 3030-7220-0009-0350-1272



### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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### Measurements

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### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

### Copyright

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### Office Opening Hours

Monday - Friday 9.00am - 5.30pm

Saturday - 9.00am - 4.00pm

Saturday - 4.00pm - 5.30pm (reception team)

Sunday - 9.00am - 5.30pm (reception team)