



Plot 40, Summer View, Holmfirth

We are pleased to announce the release of the latest phase of properties on this highly regarded new development. There are 8 three storey semi-detached houses offering spacious and flexible accommodation extending to 1350 square feet. Each will be finished to an exceptional modern standard with high quality fittings, uPVC double glazing and gas central heating (underfloor heating to the ground floor). The accommodation comprises: entrance hall, living / dining kitchen with bi-folding doors, downstairs wc, integral garage, landing, lounge, bathroom, 4 bedrooms and an en-suite shower room. There is a parking area to the front leading to the garage and an attractively landscaped garden over 2 levels to the rear.

Holmfirth

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Accommodation:

GROUND FLOOR



Entrance Hall

A spacious entrance hall with LVT flooring running through to the kitchen, staircase to the first floor with wooden rail and glazed balustrading, recessed cupboard under the stairs. A further door leads to the integral garage.



Living Kitchen



Living Kitchen 17' x 16'11"

A large kitchen which has ample space to accommodate a dining table and sitting area featuring LVT flooring, inset spotlights to the ceiling and glazed bifolding doors to the rear garden. It is fitted with an excellent range of modern base units and wall cupboards with carrera marble worksurfaces, inset composite sink with mixer tap, integrated double oven, dishwasher, fridge freezer and electric induction hob with extractor over. There is also a large island unit with overhanging breakfast bar and wine fridge.



Downstairs WC

With wc, vanity washbasin and obscure glazed window to the side.



Lounge

16'11" x 10'5"

A good sized living room with 2 windows to the rear, inset spotlights to the ceiling and 2 radiators.

Integral Garage

16'3" x 9'7"

With remote controlled up and over door to the front and electric vehicle charging point. Utility area with central heating boiler, hot water cylinder and plumbing for washing machine.

FIRST FLOOR



Landing

With window to the front, central heating radiator, further staircase leading to the second floor with wooden rail and glazed balustrading.



Bedroom 4

10'5" x 9'9"

A double bedroom with glazed double doors to a Juliette balcony at the front, inset spotlights to the ceiling and central heating radiator. This bedroom would be perfect as a guest bedroom or alternatively a second sitting room if required.



Bathroom 10'5" x 6'8"

The house bathroom is finished to an excellent specification with low flush wc, wall hung washbasin and free standing bath with shower and folding glazed screen over, inset spotlights to the ceiling, extractor, fully tiled walls, tiled floor and heated towel rail.

SECOND FLOOR

Landing

With central heating radiator and loft access with retractable ladder.



Bedroom 1



Bedroom 1

13'9" (17' max) x 10'10" (14'1" max)

A large double bedroom with glazed double doors to a Juliette balcony at the front and a further window enjoying the views, central heating radiator and inset spotlights to the ceiling.



En-Suite

7'8" x 5'3"

With low flush wc, wall hung washbasin with vanity unit and shower with glazed screen, inset spotlights to the ceiling, extractor and heated towel rail.

Plot 40, Summer View, New Mill Road, Holmfirth, HD9 7FH



Bedroom 2 10'10" x 7'9"

A double bedroom with window to the rear, inset spotlights to the ceiling and central heating radiator.



Bedroom 3 8'11" x 7'8" (10'2" max)

With window to the rear and central heating radiator.

OUTSIDE

To the front of the house there is a tarmac driveway / parking area giving access to the integral garage.



Rear Garden

Rear Garden

The pleasant enclosed rear garden features a paved seating area with steps up to a level lawned area with a backdrop of stone filled gabion baskets.

Warranty

Prestige Homes new build properties come with a 10-year NHBC warranty, which cover any major structural defects. The developer provides a direct warranty for the first two years of this period.

Additional Information

The property is Freehold. Energy rating TBC. Council tax TBC. Our online checks show that Ultrafast Fibre Broadband (Fibre to the Premises FTTP) is available and mobile coverage at the property is offered by several providers.

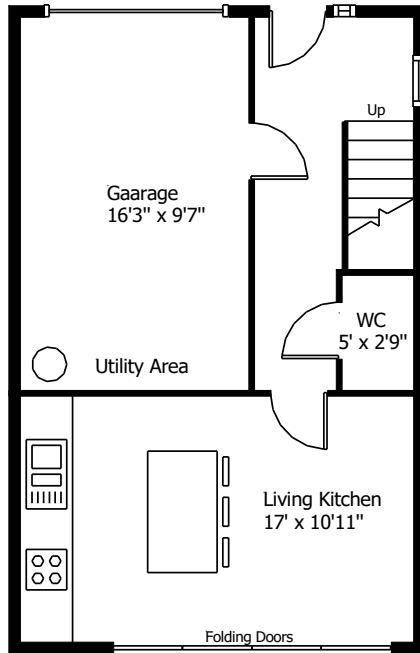
Viewing

By appointment with Wm Sykes & Son.

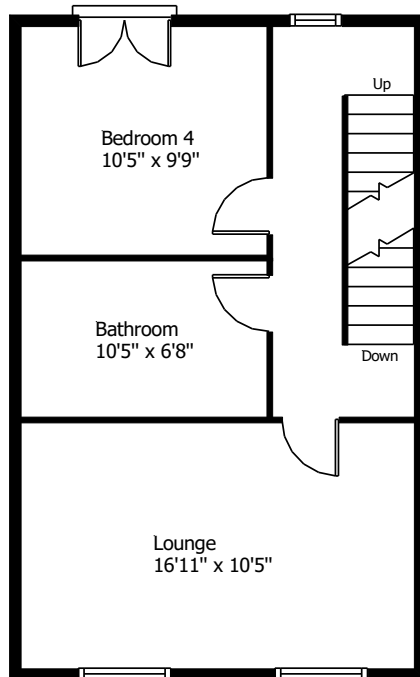
Location

Head out of Holmfirth on the A635 for approximately 1 mile. Turn left onto The Woodlands development and follow the estate road round to the right where you will find the property the block of properties on the right hand side.

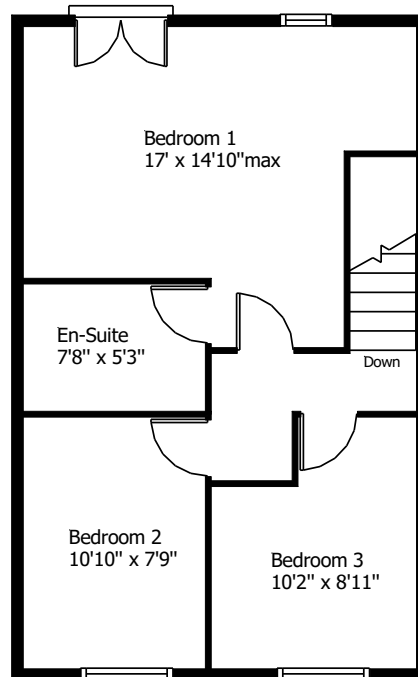
The Tuscany, Summer View, Holmfirth



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only and may not be to scale. The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only. No responsibility can be accepted in respect of this information by "Plan-it Design"

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