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THE HOLLIES

STONEY BANK LANE ~ THONGSBRIDGE ~ HOLMFIRTH ~ HD9 7UA

OFFERS REGION
£525,000

This modern detached house is ideally designed for family living and occupies a choice plot on this sought-after modern development. It has undergone additional improvements by our clients since they purchased in 2021 and is presented to an excellent modern standard throughout. Highlights include a stunning living / dining kitchen, 4 good sized bedrooms and external office.

- Modern stone built detached house
- Sought after residential location
- Large lounge and living / dining kitchen
- 4 bedrooms, bathroom and en-suite
- Attractive gardens to front and rear
- Detached garden store and office
- Quality modern fittings throughout
- Tenure: Freehold; Energy rating 85 (Band B); Council tax band E

About The Hollies

This property was built circa 2021 as part of the Stoney Bank Chase development by Redrow Homes. It occupies an individual plot, off Stoney Bank Lane, rather than on the estate and enjoys a pleasant aspect to the rear. The property is of mostly stone built construction with modern rendering to the front gable section. There is a gas central heating system and uPVC double glazing.

It has an entrance hall to the front with open porch above the door. There are stairs to the first floor from here and a downstairs WC. The lounge faces the front of the property and is of a good size. At the rear, there is a large living / dining kitchen with an excellent range of fitted units and an island with overhanging breakfast bar.

Moving upstairs to the first floor landing, there is decorative low level panelling to the walls. The principal bedroom has fitted wardrobes into a recess and en-suite shower room with modern fittings. Bedrooms 2 & 3 are double bedrooms, whilst the 4th bedroom is a generous single bedroom. They are served by the house bathroom which also features modern fittings.

Externally, there is a block paved driveway leading down the side of the house to the former garage, which has been partially converted leaving a good sized store at the front and a home office space at the rear. The front garden is lawned with well stocked borders and a dry-stone wall surround. To the rear of the house, the garden is attractively landscaped with a paved seating area, lawn, borders, gravelled seating areas and a bark chipped play area.

Stoney Bank Lane is a well-regarded residential street which is located within close proximity to Holmfirth High School and "Little Wembley" playing fields. The centre of Holmfirth is located approximately 1.5 miles away and boasts an array of independent, shops, bars and restaurants.





Accommodation:

GROUND FLOOR



Entrance Hall

With composite entrance door to the front, obscure glazed window, laminate flooring, central heating radiator and stairs to the first floor.



Downstairs WC

With low flush wc, pedestal washbasin, partly panelled walls, laminate flooring, obscure glazed window, central heating radiator and extractor.



Living Kitchen

Lounge 16'11" x 11'11"

A large living room with windows to the front enjoying the pleasant outlook over the garden and beyond, central heating radiator.



Living Kitchen

25'2" x 13'2"

A large living / dining kitchen which is fitted with an excellent range of shaker style base units and wall cupboards with laminate worksurfaces and an island unit with overhanging breakfast bar. There is a ceramic sink unit with mixer tap, 2 ovens, induction hob with extractor over, integrated dishwasher, fridge freezer, separate fridge and wine fridge. It features glazed double doors and windows to the rear garden, laminate flooring, inset spotlights to the ceiling and central heating radiator.



Utility Room

6'7" x 5'8"

With stainless steel sink unit, plumbing for washing machine, laminate flooring, inset spotlights and extractor.

FIRST FLOOR



Landing

With panelling to the walls and central heating radiator.



Bedroom 1

14'2" x 11'11"

A double bedroom with windows to the front, wardrobes built into the recess and central heating radiator.



En-suite

8'4" x 4'1"

With wall hung washbasin, low flush wc and shower enclosure, obscure glazed window to the side, extractor, inset spotlights, heated towel rail and fully tiled walls.





Bedroom 2 13'6" x 9'2"
Another double bedroom with windows to the front, wardrobes built into the recess and central heating radiator.



Bedroom 4 9' x 7'6"
A good sized single bedroom with window to the rear and central heating radiator.



Bedroom 3 11'1" x 9'6"
A smaller double bedroom with windows to the rear and central heating radiator.



Bathroom 10'11" x 5'11"
With low flush wc, wall hung semi-pedestal washbasin, bath with shower over, obscure glazed window to the side, cupboard housing the hot water cylinder, heated towel rail.



Garage

The stone built single storey detached garage has an Electric Vehicle charging point mounted to the front and a has been subdivided into 2 spaces as follows:

Store

9'5" x 8'3"

With up and over door to the front, electric light and power. Additional storage can be found within the eaves which extends over the office area.



OUTSIDE

To the front of the house, there is a brick set driveway providing generous parking. A path leads to the front door and there is a lawn with well stocked borders and dry-stone walling to the front boundary.



Office

9'6" x 8'5"

With window to the rear, side entrance door, electric lighting and power.



Rear Garden

The enclosed rear garden is again of a good size and features a paved patio seating area with lawn, borders, gravelled seating areas and a bark chipped play area at the rear of the garage.



Outside Rear

[Additional Information](#)

The property is Freehold; Energy rating 85 (Band B); Council tax band E.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

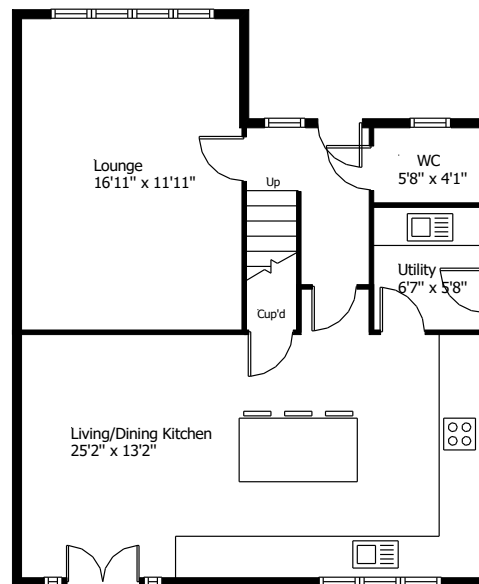
[Viewing](#)

By appointment with Wm Sykes & Son.

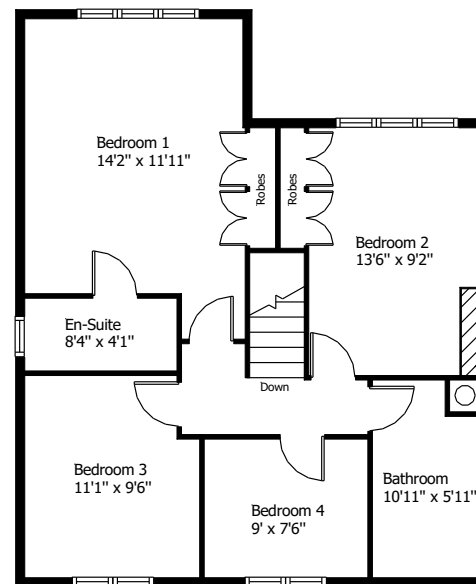
[Location](#)

Take the A635 New Mill Road out of Holmfirth for approximately 1 mile then turn left down Springwood Road. Take a right onto Stoney Bank Road and follow the road down the hill. The property will be found on the left hand side.

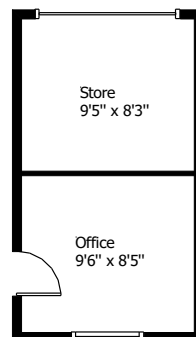
The Hollies, Stoney Bank Lane, Thongsbridge



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only and may not be to scale.
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