



2 Newgate Fold, Holmfirth

Enjoying a pleasant elevated position with views to the rear, this outstanding modern stone built end-terraced property has a high spec modern interior, which must be viewed to be appreciated. It forms part of a high quality architect designed development which is located up South Lane, less than a mile from the centre of Holmfirth. It features a large open plan living room / dining / kitchen, downstairs wc and integral garage with utility on the ground floor, with a landing / study area, 2 large double bedrooms and bathroom upstairs. The property is built to an excellent modern specification with quality fittings throughout, ventilation and air re-circulation system, air source central heating (underfloor heating downstairs) and sealed unit double glazing. Externally, there is parking for 2 vehicles at the front in front of the good sized single garage with utility room, and at the rear is a pleasant enclosed garden which is paved with attractive borders.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation:

GROUND FLOOR



Living / Dining Kitchen





Living / Dining Kitchen

20'5" x 19' (27' max)

The property is entered via a composite door with window to the side, opening into the ground floor living space which is largely open plan. It features a tiled floor with underfloor heating, steel staircase with hardwood tread and glazed balustrade, inset spotlights to the ceiling, and glazed bifolding doors (with inbuilt blinds) opening to the garden and enjoying the views. There is an impressive fitted kitchen supplied by Seimatic, featuring charcoal coloured fitted units with an integrated oven, combination steam oven, fridge freezer, dishwasher, inset sink unit with mixer tap and quartz worksurfaces. A matching island unit with overhanging breakfast bar hosts the Bora induction hob with inbuilt extractor unit.

FIRST FLOOR



Downstairs WC

With low flush wc, wall hung washbasin, tiled floor, tiled splashbacks, obscure glazed window to the front and extractor.



Landing

A spacious galleried landing with glazed balustrading overlooking the stairs and window to the rear.



Garage

21'1" x 10'6"

Tiled stairs lead down to the large integral single garage. This has a sectional remote control door, electric light and power supply, E.V. charger point, and tiled floor with underfloor heating. There is a utility area at the rear with sink unit, plumbing for automatic washing machine, underfloor heating manifold and pressurised hot water tank.

Dressing Room

8'1" x 5'5"

From the landing, there is a walk through dressing room with window to the rear enjoying the views, loft access hatch and central heating radiator.



Bedroom 1 **14'7" x 13'3"**
 A large double bedroom with windows to the front and central heating radiator.



Bedroom 2 **21'1" x 10'6"**
 Another good sized double bedroom which serves a dual purpose as a guest bedroom and second sitting room. With windows to the front and rear, remote control operated velux rooflights and fitted blind to the part angled ceiling and 2 central heating radiators.



Bathroom

11'5" x 8'3"

With 4 piece suite in white comprising low flush wc, wall hung vanity washbasin, bath and shower enclosure, fully tiled walls, tiled floor, heated towel rail, inset spotlights to the ceiling and heated towel rail.

OUTSIDE



To the front of the house there is double width block paved driveway and steps leading up to the front door. There are dusk/dawn light sensitive lighting to the front and side.



Rear Garden

A path to the side of the house leads to the rear garden where there is a pleasant enclosed garden which is mostly paved for ease of maintenance, with a well stocked border and wrought iron fencing around, lighting and double electric socket.

Additional Information

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

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

Viewing

By appointment with Wm Sykes & Son.

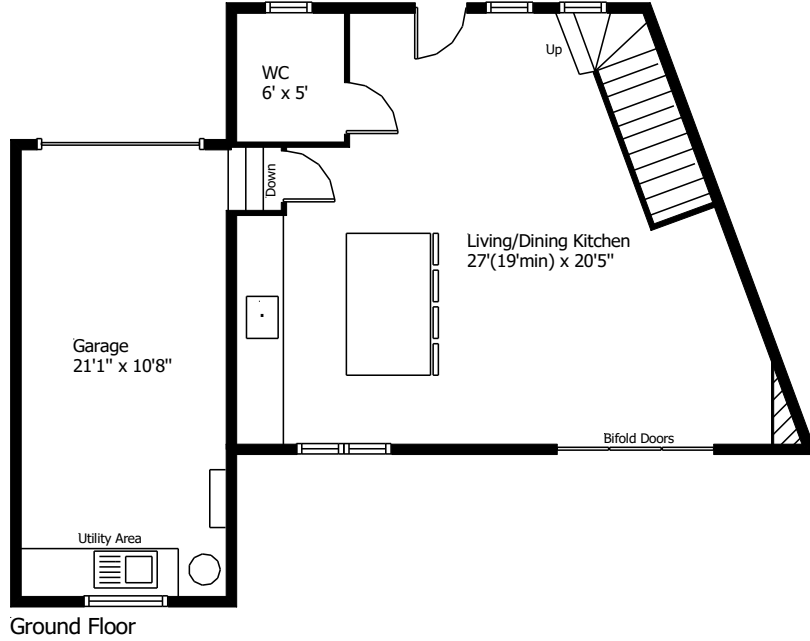


Rear Garden & Views

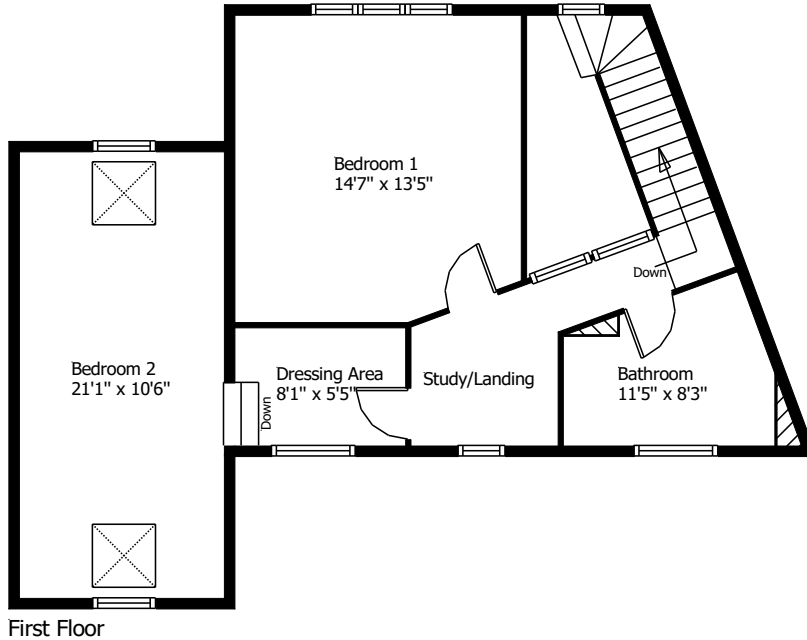
Location

From the centre of Holmfirth turn onto Dunford Road (B6106) then immediately left onto South Lane. Follow this road up the hill towards Cinderhills. Newgate Fold will be found on the left hand side.

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Ground Floor



First Floor

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