

Wm Sykes
& SON EST. 1866

P R E S T I G E

TRUSTED FOR GENERATIONS







24 WHITE WELLS GARDENS

SCHOLES ~ HOLMFIRTH ~ HD9 1TZ

£635,000

This extended stone built detached house enjoys a choice plot on a much-admired estate in the sought-after village of Scholes. Its position provides privacy to the front and superb views over fields to the rear. Internally, the property enjoys spacious well-planned accommodation including a living/dining kitchen, 2 reception rooms and 5 bedrooms – the principal bedroom benefiting from an en-suite and dressing room.

- 5 Bedroom Stone Built Detached House
- Superb Position with Views to the Rear
- Spacious Interior with 2 Reception Rooms
- Living/Dining Kitchen with Bifold Doors
- Bedroom 1 with En Suite & Dressing Room
- Generous Parking & Double Garage
- Enclosed Rear Garden Adjoining Fields
- Energy Rating TBC, Council Tax Band F, Tenure: Freehold

About 24 Whitewells Gardens

The property is of random stone built construction beneath a concrete tiled roof and has been extended to both the side and rear to create a home that will meet the demands of family living. It is situated towards the lower end of this mature well respected cul-de-sac of homes built in the 1980s.

It is entered via a spacious hallway on the ground floor which features stairs to the first floor and has a walk through cloak room leading to the downstairs wc. The key room of the house is the open plan living / dining kitchen which features a good range of shaker style fitted units with breakfast bar and bifolding glazed doors looking out over the gardens and beyond. There are 2 reception rooms on this floor – the lounge enjoys views out over the garden and has a log burning stove whilst the sitting room / study faces the front. Also on this floor is the large integral double garage and a laundry / utility room.

Stairs lead to the galleried first floor landing which has an arched window to the front. The principal bedroom is a double bedroom with windows to the rear enjoying views towards Hepworth and beyond. It features an excellent dressing room with fitted rails and shelving and en-suite shower room. There are 3 further double bedrooms and a good sized single bedroom which is used as a work room. These are served by the excellent house bathroom.

The property is presented to a good standard throughout with a gas central heating system, uPVC double glazing and modern fittings. The fixtures and fittings are of a good standard and there is still scope for the next owner to decorate or reconfigure rooms to meet the demands of different uses.

At the front of the house a tarmac driveway leads to the generous block paved courtyard parking area with a large wooden garden shed. At the rear is a good sized garden with paved seating area, lawn, borders and decked seating area. This is the perfect place to admire the views over fields towards Hepworth and Jackson Bridge.

Scholes is a much admired village location with excellent amenities including the Junior and Infant School, Chapel and Sunday School, Cricket Club, village shop and local pub. It enjoys superb countryside walks yet is just over a mile from the centre of Holmfirth and its many varied shops and independent businesses.



Accommodation:

GROUND FLOOR

Entrance Hall

A spacious hall with composite entrance door, wooden flooring, stairs to the first floor and central heating radiator.





Living / Dining Area

19'6" x 11'4" (8'11" min)

Being open plan to the kitchen this space forms the central hub of the house, and features glazed bi-folding doors to the rear garden and windows enjoying the views over the gardens and beyond, automated velux rooflights to the part angled ceiling, inset spotlights, wooden flooring and 2 central heating radiators.



Kitchen



Lounge



Lounge

17'0" x 11'11"

A good sized living room with windows overlooking the rear garden and beyond, stone fireplace with inset log burning stove, central heating radiator.



Sitting Room/Study

12'3" x 11'11"

A flexible second reception room which is currently used as an office but could alternatively be used as a living room or play room depending upon the needs of the buyer. With window to the front and central heating radiator.

Kitchen

13'10" x 9'10" min

Linked to the above described living / dining area with an overhanging breakfast bar. The kitchen area is fitted with an excellent range of fitted shaker style units with composite worksurfaces, inset 1 1/2 bowl stainless steel sink unit with mixer tap, oven, microwave, 5 ring gas hob with extractor over, dishwasher and a free standing American style fridge freezer, wooden flooring and window to the rear.



Cloaks Room

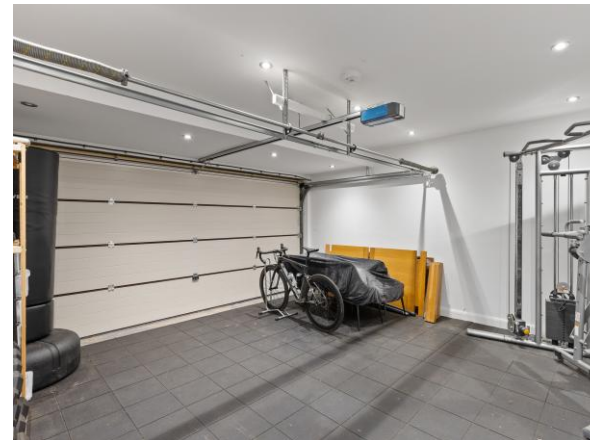
5'10" x 4'4"

Located off the hall with obscure glazed window to the front and radiator, this is a walk in cloaks room which in turn provides access into the downstairs wc.

Downstairs W.C.

5'10" x 5'1"

With low flush wc, pedestal washbasin, obscure glazed window to the front, radiator and extractor.



Double Garage

16'4" x 15'4"

A large double garage with electric remote control section up and over door to the front, electric light and power supply.

Utility / Laundry

15'8" x 5'5"

A good sized utility room with fitted units housing our clients washing machine and dryer, shelving, cupboards and a stainless steel sink unit with mixer tap, central heating boiler, window and door to the rear garden, central heating radiator.

FIRST FLOOR



Landing

The galleryed landing overlooks the stairs with an arched window to the front, loft access and inset spotlights to the ceiling.



En-suite

7'5" x 6'5"

With modern 3 piece suite comprising low flush wc, vanity washbasin and shower enclosure, heated towel rail, obscure glazed window to the front, heated towel rail, extractor and inset spotlights to the high angled ceiling.



Bedroom 1

13'5" x 12'8"

A double bedroom with window to the rear enjoying the views and central heating radiator.



Dressing Room

15'7" x 12'9" overall

Located off the bedroom within the extension over the garage. Featuring a good range of built in furniture with rails and shelving, window to the rear, 2 automated velux rooflights to the high angled ceiling and radiator.



Bedroom 2

11'10" x 9'7"

A double bedroom with windows to the rear enjoying the views, fitted 2 door wardrobe and central heating radiator.



Bedroom 3 12'2" x 9'5" overall
A double bedroom with windows to the front, central heating radiator.



Bedroom 5 9'9" x 6'8"
A good sized single bedroom with window to the rear and central heating radiator.



Bathroom



Bedroom 4 10'6" x 9'8"
Another double bedroom with window to the side and central heating radiator.



Bathroom 13'9" x 6'5"
A large house bathroom with 2 obscure glazed windows to the front, low flush wc, twin vanity washbasin, shower enclosure and bath with central mixer tap, heated towel rail, inset spotlights to the ceiling, shaver point and extractor.



OUTSIDE

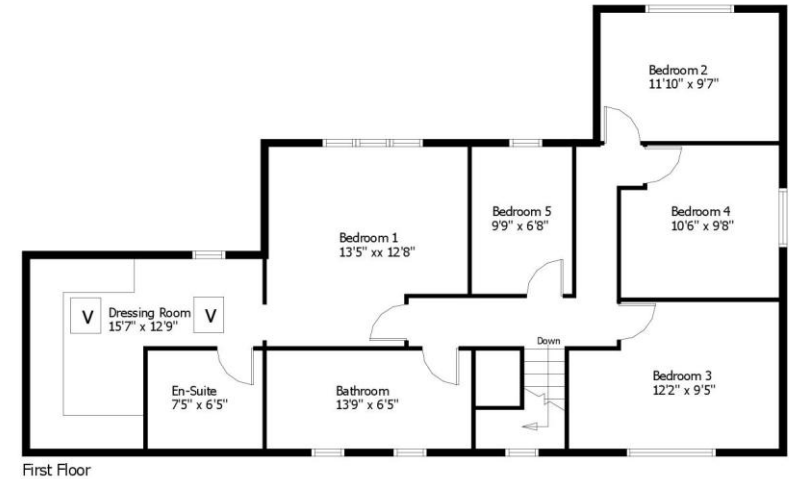
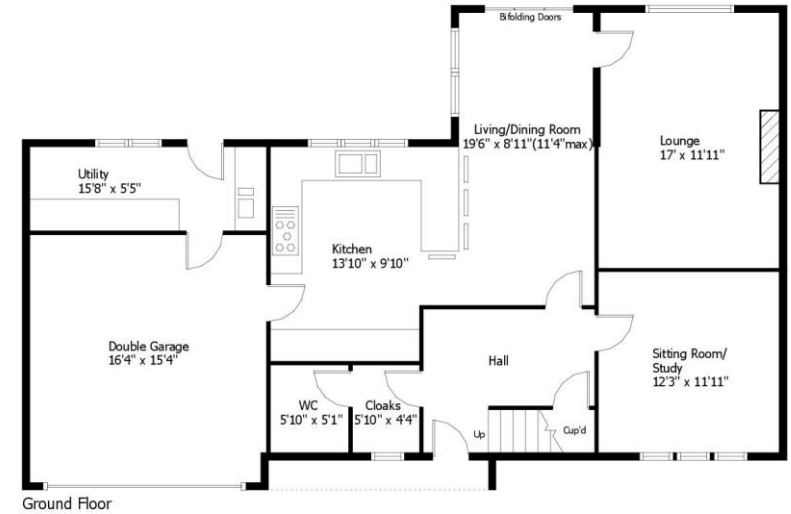
To the front of the house a tarmac driveway leads to the generous block paved courtyard with space to park a number of vehicles and features a good sized wooden garden shed.



Rear Garden

The enclosed rear garden features a paved seating area, lawn, borders and a decked seating area. It adjoins fields to the rear and enjoys superb views beyond.





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".
© Floor Plan by "Plan-It Design".
Unauthorised reproduction prohibited.
planitdesign2017@gmail.com

Viewing

By appointment with Wm Sykes & Son.

Location

From the centre of Scholes head up Paris Road then turn left onto White Wells Road, follow this road along and White Wells Gardens will be found towards the end on the left hand side. Head down the slope and continue into the lower section of the development where the property will be found up a driveway on the right hand side.

Additional Information

The property is Freehold. Energy rating TBC, Council tax band F.

The 'Ofcom' on-line checker shows a range of broadband services, including 'Ultrafast', are available in this area and mobile coverage at the property is offered by several providers.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Holmfirth

38 Huddersfield Road, Holmfirth HD9 3JH

01484 683 543

holmfirth@wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road, Slaithwaite, Huddersfield HD7 5HE

01484 847 700

slaithwaite@wmsykes.co.uk

wmsykes.co.uk

Wm Sykes
& SON EST. 1866

P R E S T I G E