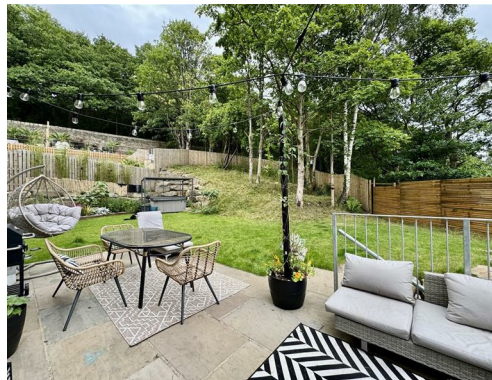


89 River Holme View,
Brockholes HD9 7BP

OFFERS AROUND
£870,000



THIS EXCEPTIONAL FIVE BEDROOM DETACHED FAMILY HOME BOASTS EXTREMELY VERSATILE AND SPACIOUS LIVING ACCOMMODATION OVER FOUR FLOORS, SOLAR PANELS, AIR SOURCE HEAT PUMP, BEAUTIFULLY LANDSCAPED GARDENS, INTEGRAL DOUBLE GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING B

PAISLEY
PROPERTIES

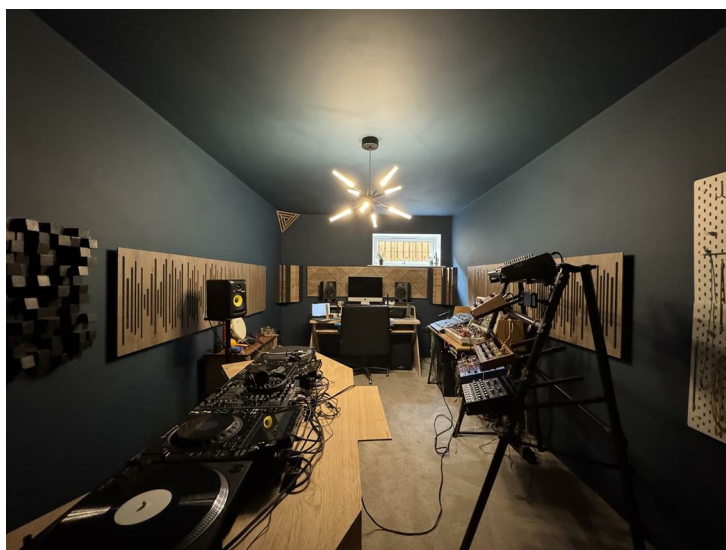
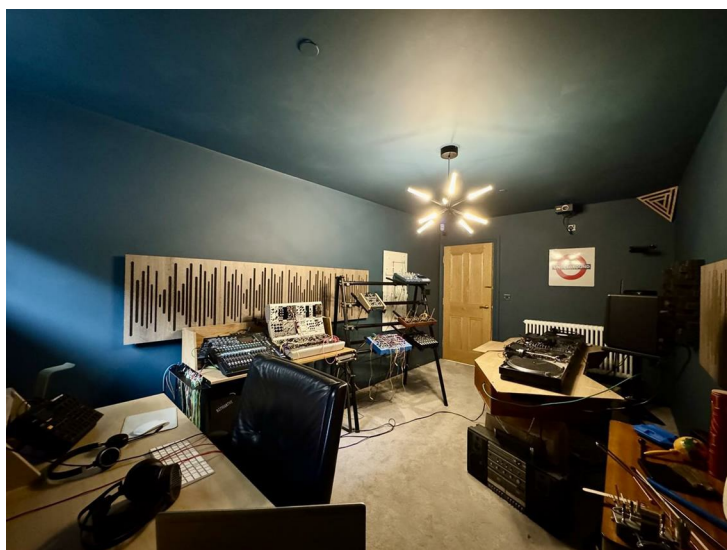
ENTRANCE HALLWAY

You enter the property through a composite door with side glazing into a welcoming entrance hallway with Oak flooring underfoot and spotlights to the ceiling. This space offers plenty of space for removing outdoor clothing and room to accommodate free standing furniture. Doors lead through to the ground floor W.C, utility room, cinema room/home office, storage cupboard ideal for coats and shoes, integral garage/gym and a staircase with a timber and glass balustrade ascends to the first floor landing.



CINEMA ROOM / HOME OFFICE

Currently used as a home office/music room but could also make a perfect guest bedroom, child's playroom or hobby room. A door leads through to the entrance hallway.



UTILITY ROOM 9'8" apx x 6'0" apx

The utility room is fitted with taupe wall and base units, contrasting work surfaces and a stainless steel sink with mixer tap over. Providing plumbing for a washing machine, space for a tumble drier and extra storage if required. A door leads through to the entrance hallway.



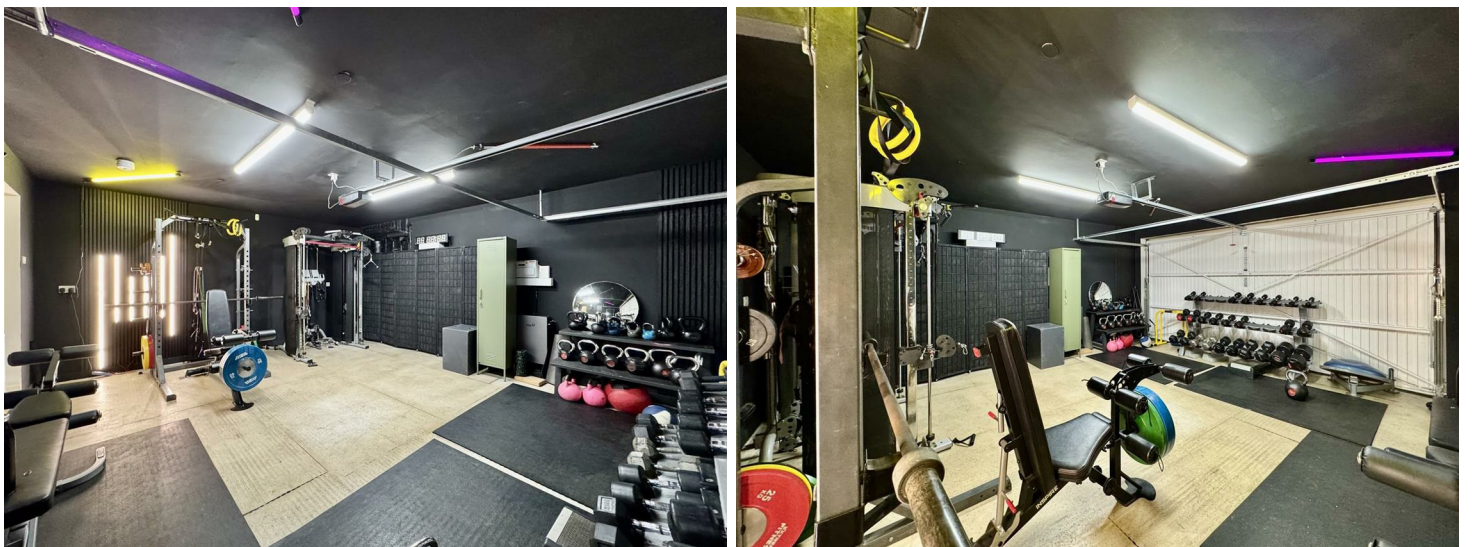
GROUND FLOOR W.C 5'3" apx x 4'10" apx

This handy ground floor W.C comprises of a low level W.C, a wall hung hand wash basin with mixer tap over and a chrome towel radiator. The room has spotlights to the ceiling and tile flooring underfoot. A door leads through to the entrance hallway.



DOUBLE GARAGE / GYM

Accessed from the entrance hallway, the double garage has been plastered and made into a fabulous gym space. Still allowing for parking if required with power and an electric door.



FIRST FLOOR LANDING WITH STUDY AREA

Stairs ascend from the entrance hallway to the first floor landing. Glazed double doors open to the living, dining kitchen, a nicely presented study area with a view of the cul de sac below and a second staircase with a timber and glass balustrade ascends to the second floor landing.



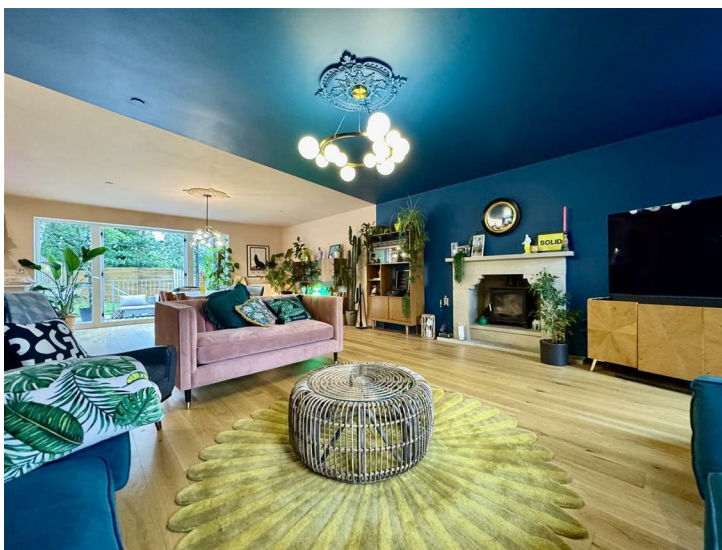
LIVING DINING KITCHEN

Occupying the first floor is this stunning dual aspect, open plan living dining kitchen which really is the heart of the home. Boasting style and comfort throughout and is the perfect place for entertaining and relaxing.

The living room is tastefully decorated and offers ample space for a range of furniture. A stone inglenook fire place houses a wood burning stove and gives a lovely focal point to the room.

The dining area has ample room for a family dining table, chairs and a bank of patio doors open to the landscaped rear garden allowing natural light to flow through and creating a seamless indoor - outdoor connection.

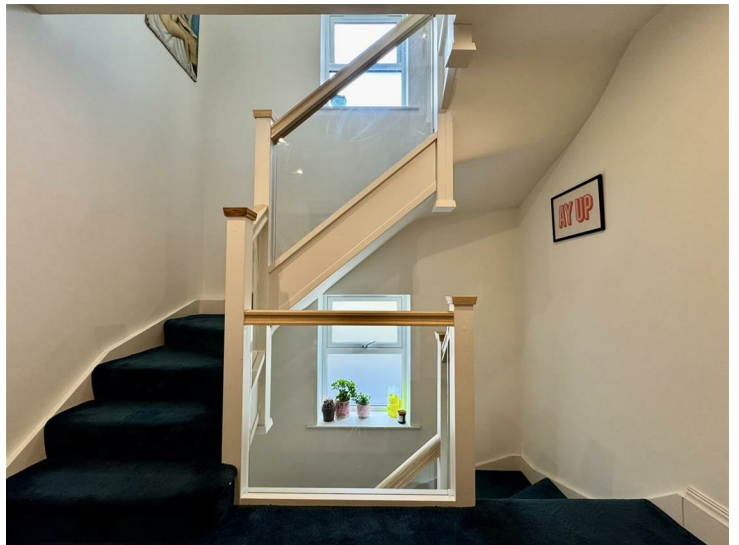
The kitchen is beautifully designed with both functionality and style in mind. A central island with dark blue cabinetry and quartz work top houses a five ring gas hob with a large extractor above, a wine cooler and storage. The surrounding wall and base units are finished in soft taupe, quartz work surfaces with matching upstands and a porcelain sink with mixer tap over. Integrated appliances include a large fridge and freezer, a NEFF double electric oven and a dishwasher. A window gives a pleasant view out to the garden, there are spotlights to the ceiling and Oak flooring flows underfoot. Glazed double doors open to the first floor landing.





SECOND FLOOR LANDING

Stairs ascend from the first floor landing to the second floor landing and doors lead to the master suite and two further bedrooms having a Jack and Jill shower room.



MASTER BEDROOM 14'2" apx x 9'6" apx

This impressive double bedroom has ample space for freestanding furniture, a feature panelled wall, a window gives an elevated view of the cul de sac below and an opening leads through to the dressing room.



DRESSING ROOM 12'2" apx x 7'8" apx

Open to the master bedroom is this neutrally decorated dressing area with a bank of fitted wardrobes, space for a dressing table and further furniture if desired. A window lets natural light flood the room and doors open to the en suite bathroom and back to the second floor landing.



ENSUITE BATHROOM 9'10" apx x 7'7" apx

This contemporary ensuite bathroom is fitted with a large bath with wall mixer tap, vanity cupboard topped with a handwash basin with chrome mixer tap, a low level WC, a double walk in shower enclosure equipped with a waterfall shower, LED mirror and a chrome towel radiator. The walls are fully tiled with complimentary tiles underfoot and spotlights to the ceiling. A door leads to the principal bedroom.



BEDROOM TWO 17'7" max x 15'0" max

Located at the rear of the property with garden and woodland views is this well presented, spacious double bedroom with a feature panelled wall and ample space for bedroom furniture. Doors open to the Jack and Jill shower room and back through to the second floor landing



JACK AND JILL SHOWER ROOM 8'4" max x 6'6" max

Accessed from bedroom two and three, this modern shower room is partially tiled and fitted with a double walk in waterfall shower with a sliding glass screen, a wall hung hand wash basin, low flush W.C and a chrome towel radiator. There is a Velux window and spotlighting to the ceiling and complimentary tile flooring underfoot.



BEDROOM TWO / DRESSING ROOM 11'5" max to fitted cabinetry x 9'3" max

Currently utilised as a dressing room with stylish fitted cabinetry and a central display and storage unit, this room could easily be returned to a good size double bedroom having a view over the rear garden. Doors open to the Jack and Jill shower room and back through to the second floor landing



THIRD FLOOR LANDING

The top floor landing has doors which open to two bedrooms and a shower room.

BEDROOM THREE WITH DRESSING ROOM 17'9" max x 13'10" max

Neatly tucked into the eaves, this generous size double bedroom boasts a dressing room (3.9 max x 3.07 max), ample room for a selection of furniture, two Velux windows and a front facing window. A door leads to the third floor landing.



BEDROOM FOUR WITH DRESSING ROOM 19'3" max x 11'5" max

Again in the eaves, another large and well presented double bedroom including a walk in wardrobe, there is ample space for freestanding furniture, a good amount of eaves storage, a feature panelled wall, two Velux windows and a door leads to the third floor landing.



SHOWER ROOM 8'5" max x 5'2" max

Located in easy access of the top floor bedrooms is this light and airy shower room comprising of a double walk in waterfall shower with glass screen, a wall hung hand wash basin with quartz shelving, low flush W.C and a chrome towel radiator. The room is partially tiled, with complimentary tile underfoot and has a Velux window and spot lights to the ceiling.



REAR GARDEN

Accessed through the living dining kitchen and from the side of the property is a beautifully landscaped enclosed lawn garden with colourful flower bed borders, space for a timber outbuilding, a hot tub (which is included in the sale) and an attractive Indian sandstone patio area ideal for outdoor dining and entertaining. Stone steps descend to the side of the property where there is ample space for garden storage if required.





EXTERNAL FRONT AND DRIVEWAY

Electric wrought iron gates with coded access and intercom open to the cul de sac.

To the front of the property is a driveway for multiple vehicles with an electric car charging point, a pathway with decorative shale borders lead to the front door and to the side of the property are stone steps which ascend to the rear garden.

An integral double garage can be used for parking and is currently used as a gym.



***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS: £16.67 per month for the upkeep of the grounds, street lighting and the electric gate.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band F

PROPERTY CONSTRUCTION:
Stone

PARKING:
Garage / Driveway / Electric car charging point.

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains / Solar Panels
Heating Source - Mains Gas / Air source heat pump
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

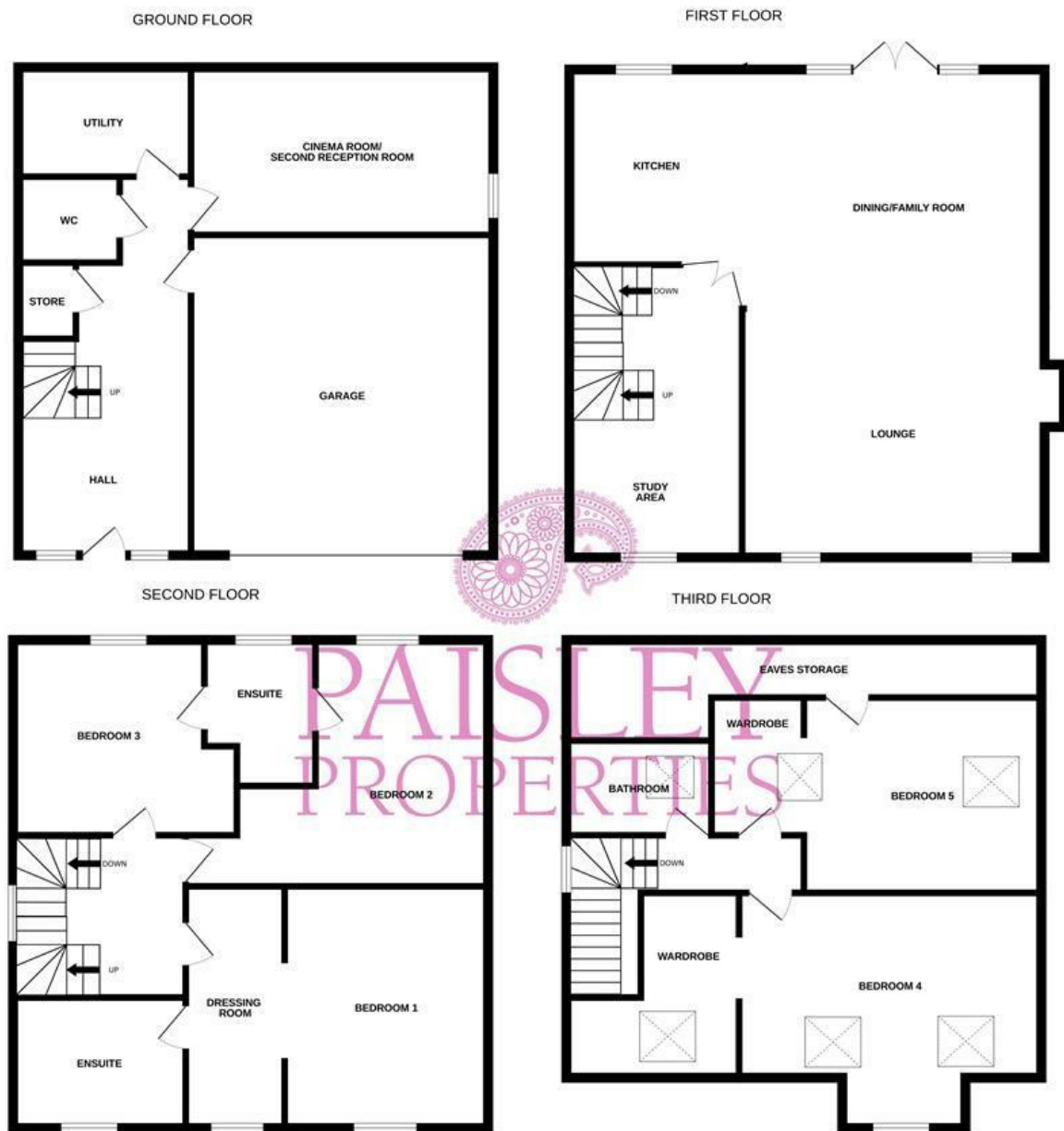
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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