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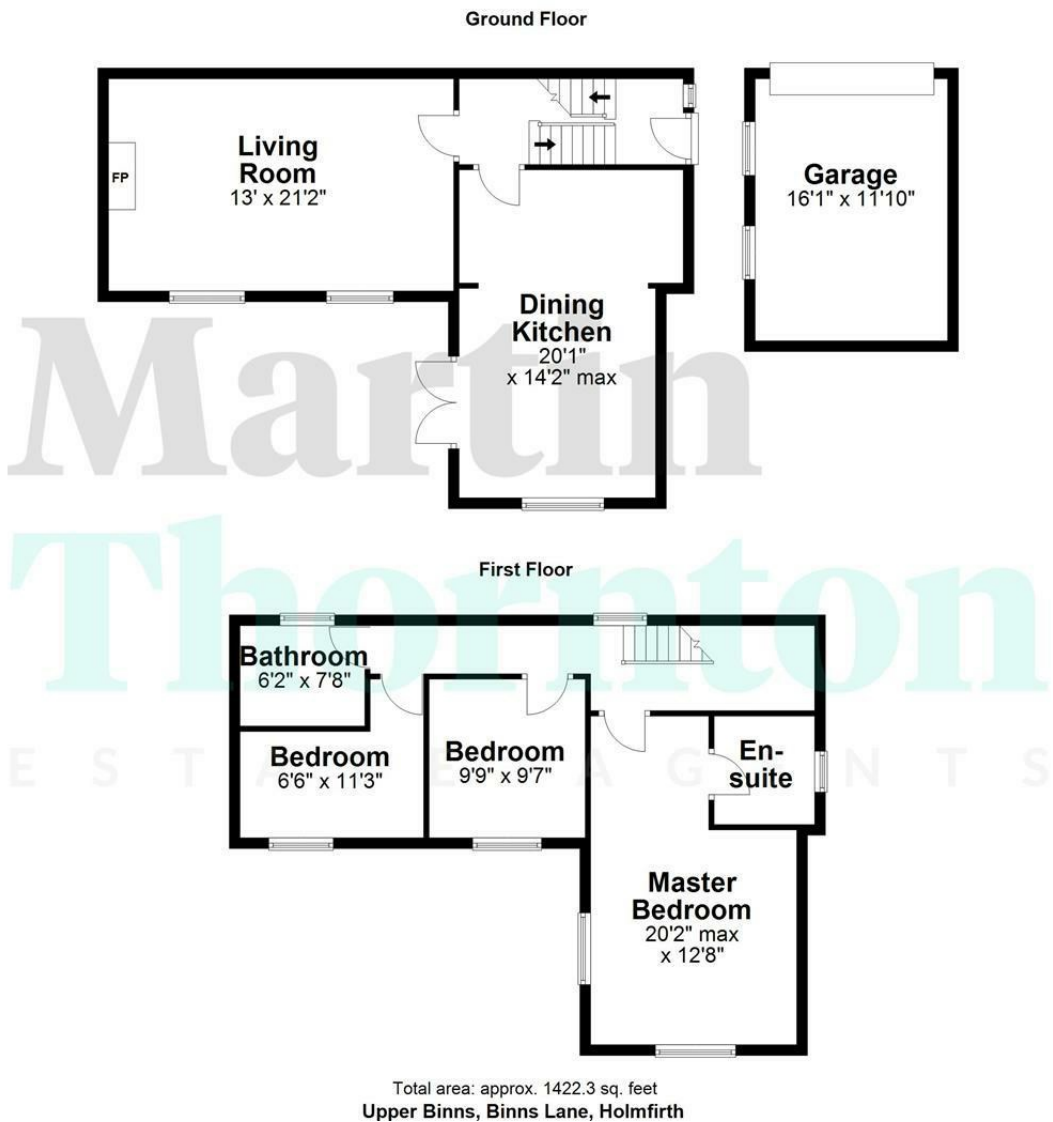
## **Binns Lane, Holmfirth**

**Offers over £450,000**

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\*\*\*MARTIN THORNTON PLATINUM\*\*\*

This three double bedroom semi-detached cottage is situated in the heart of the Summer Wine country, only a short distance from the centre of Holmfirth. It occupies a most enviable position on one of the most well-regarded roads in the area, with a southerly aspect at the front of the property. The accommodation comprises a hallway, redesigned dining kitchen with integrated appliances and French doors and a large living room with superb wood burning stove. On the first floor are three double bedrooms, the master bedroom with built-in furniture and an en suite shower room, and the house bathroom. The property has a gas-fired central heating system and majority double-glazing. Externally, there is a detached garage and a garden with a southerly aspect. An early inspection is a must to appreciate the position, accommodation and stunning views that this characterful home enjoys.





# Binns Lane, Holmfirth

## Details



### Entrance

An internal timber entrance door with a decorative opaque and leaded glazed panel, matching side screen and overlight, gives access to the property. A spindle staircase rises to the first floor landing and down to the lower ground floor.

### Ground Floor Hallway

The hallway widens and would make an ideal office or study area. It has useful storage beneath the staircases, along with a radiator and a panelled internal door leading to the dining kitchen.

### Dining Kitchen



This good-sized room is light and bright and can easily accommodate a formal dining table. It enjoys fabulous southerly views across the Holme Valley. The kitchen area has wall cupboards and base units with granite worktops and a one-and-a-half bowl sink with a mixer tap. Integrated appliances comprises a double oven, halogen hob with a pull-out style filter hood, fridge freezer, dish washer and washing machine. Of particular note is the wood flooring, which runs throughout the room. A feature has been made of the chimney brease with exposed stone and brickwork. Upon a raised hearth is a decorative stove, for show only. The room enjoys a dual aspect with uPVC windows and French doors leading to the south-facing patio. There is ceiling downlighting within the kitchen and a radiator.

### Living Room

This good-sized reception room is light and bright with twin sets of uPVC windows, one with exposed stone mullions. The focal point of the room is a full width fireplace with floor-to-ceiling stonework, use of timbers and a raised and recessed wood burning stove. There is shelving and book casing. The room is presented to a high standard with a central beam on display and two radiators.

### First Floor Landing

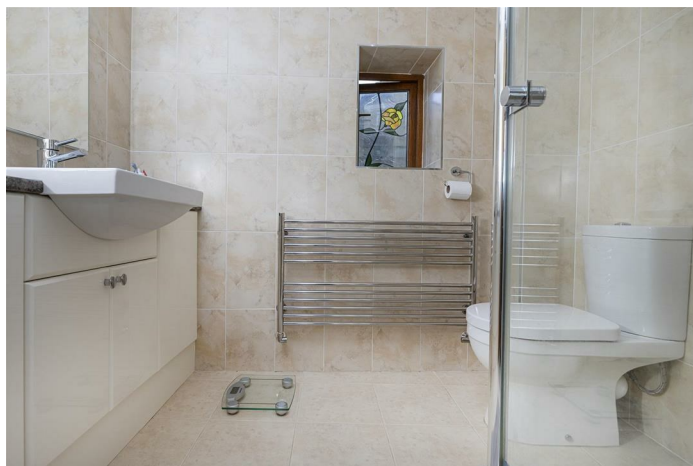
Steps lead up to the first floor landing area which has two rear double-glazed windows, timbers, beams and a radiator.

### Bedroom One



This large double bedroom is positioned at the front of the cottage and enjoys a dual aspect with front and side double-glazed windows, both with superb views over the valley. It has built-in furniture comprising wardrobes, dressing table with drawers and cupboards. There are two radiators and, being the master bedroom, this room has the advantage of an en suite shower room.

### En Suite Shower Room



This stylish room has electric under floor heating and has been updated in recent times. The suite comprises a shower cubicle with wall-mounted shower fitting, low-level WC and rectangular hand basin with storage cupboard below. There is tiling to the walls and floor, along with a double-glazed window to the side elevation and a chrome ladder style radiator.

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## Details



### Bedroom Two



This double bedroom is positioned at the front of the cottage and has a superb view from its double-glazed window. It has built-in quadruple wardrobes and a further storage cupboard that houses the boiler for the central heating system. There is a built-in dressing table with drawers, a feature beam on display and a radiator.

### Bedroom Three



This double bedroom is positioned at the front of the cottage and has a superb view from its uPVC double-glazed window with exposed mullions. It has built-in treble wardrobe, access to the loft area and a radiator.

### House Bathroom



The three-piece suite comprises a Sanitan wash hand basin, low-level WC and a timber panelled bath. There is half-height tiling extending into the rear windows, along with ceiling downlighting, vinyl flooring and a radiator.

### External Details



Adjoining the double doors in the dining kitchen is a large stone flagged seating area with stunning views and an adjoining composite decked area with balustrading from which to look across and down the valley. This area can be a real sun trap. Steps lead down to the tiered lawned garden with perimeter walling, hedging and fencing. There is external lighting and water.

### Garage

Positioned at the side of the property, the detached stone

## Binns Lane, Holmfirth

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### Details



built garage has an up-and-over door, power and lighting. A stone flagged area in front of the garage provides off road parking.

#### Tenure

The vendor informs us the property is Freehold.

## Binns Lane, Holmfirth

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Directions

