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Binns Lane, Holmfirth

Offers over £450,000

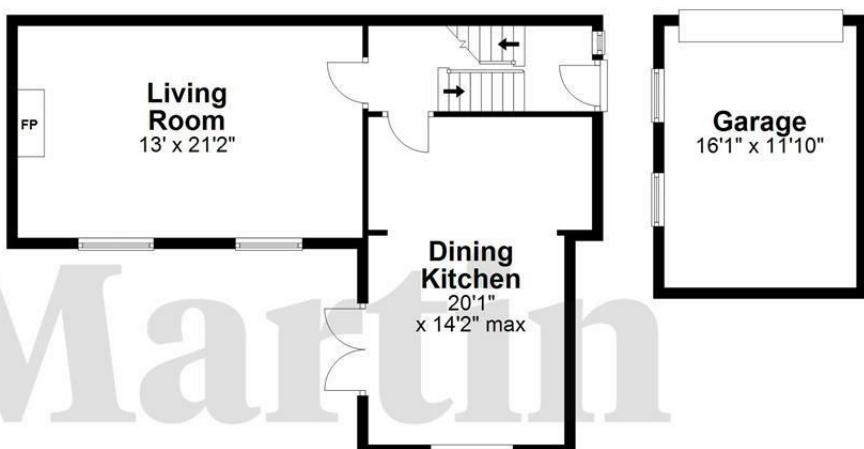
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MARTIN THORNTON PLATINUM

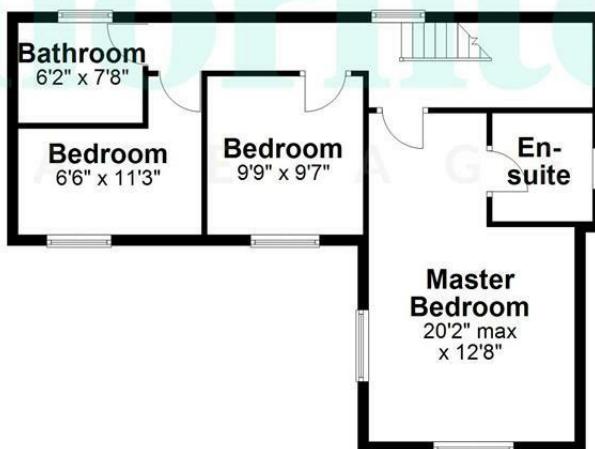
This three double bedroom semi-detached cottage is situated in the heart of the Summer Wine country, only a short distance from the centre of Holmfirth. It occupies a most enviable position on one of the most well-regarded roads in the area, with a southerly aspect at the front of the property. The accommodation 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.



Ground Floor



First Floor



Total area: approx. 1422.3 sq. feet
Upper Binns, Binns Lane, Holmfirth



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 breast 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.

**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



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

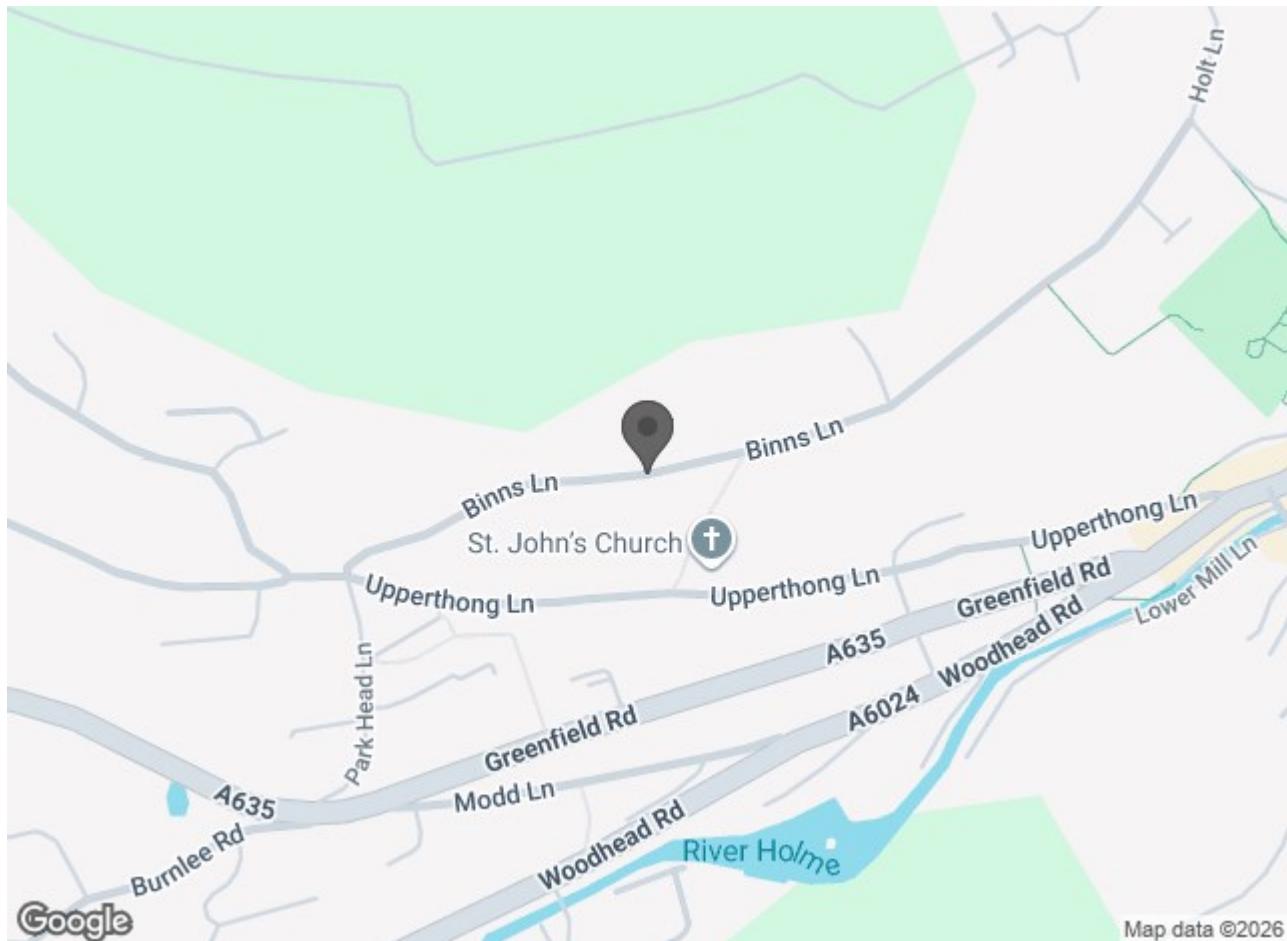
Tenure

The vendor informs us the property is Freehold.

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Directions



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