



33 The Cutting, Brockholes, HOLMFIRTH, West Yorkshire, HD9 7HL

£1,800 PCM

Available from August. A fabulous 5 bedroom detached property with generous accommodation over 3 levels. This property is presented to the highest standard with high quality modern decor throughout and a dining kitchen with island unit which really has the WOW! factor, and bright and spacious lounge leading onto the garden. Comprising 4 double bedrooms, 2 being en-suite and a 5th generous single bedroom, there is also a cloakroom and family bathroom. Outside there is off road parking, an integrated garage and pleasant gardens to the rear.

Entrance hallway

20' 3" x 4' 2" (6.17m x 1.27m approx) The front door opens into the spacious entrance hall with dark laminate flooring. Doors lead to the ground floor bedroom, utility kitchen and garage, and stairs rise to the first floor.

Sitting Room

24' x 12' 2" (7.32m x 3.71m) red to 14'11 x 5'10

This large L-shaped room is presented in vibrant modern colours and has a contemporary inset gas fire as a central feature. The shape of the room lends itself well to the creation of an office area, and has a bright and airy feel thanks to the French doors leading directly onto the rear garden. With ample space for a range of seating, this is a very sociable room

Dining kitchen

24' 1" x 12' 3" (7.34m x 3.73m approx) This room really has a WOW factor, being spec'd to the highest standard with black gloss wall and base units, integrated fridge/freezer and dishwasher, gas hob, electric oven and chimney extractor. The sleek look is complimented with red sparkling granite-effect work-surfaces and a separate island cooking unit. The room flows into the dining area which has a Juliet balcony taking advantage of the exceptional views, and providing ample space for a large dining suite perfect for family gatherings or entertaining. French doors lead to the sitting room.

Utility kitchen

8' 8" x 5' 11" (2.64m x 1.80m approx) With stylish black gloss wall and base units and a stainless steel sink, the utility kitchen provides space and plumbing for a washing machine. A door leads into the ground floor cloakroom.

Ground Floor Cloakroom

5' 11" x 4' 2" (1.80m x 1.27m approx) The ground floor cloakroom comprises a white basin and low flush wc.

Master Bedroom

12' x 9' 7" (3.66m x 2.92m approx)

Situated at the front of the property enjoying far reaching views, this King-sized bedroom has stunning modern door and an en-suite shower room.

En-suite

8' 5" x 3' 6" (2.57m x 1.07m approx)

With an open shower 'wet area', this stylish room also has a wash basin and low flush wc.

Bedroom 2

11' 10" x 9' 5" (3.61m x 2.87m approx)

A beautifully presented double bedroom at the front of the property with far-reaching views. Presented in neutral shades with a cream carpet.

Bedroom 3

11' 9" x 8' 9" (3.58m x 2.67m approx) A generous double bedroom which enjoys its own en-suite facilities. Attractively decorated in neutral tones with a papered feature wall and a bay window, this room has a calm and peaceful feeling. The en-suite is fully tiled and comprises shower cubicle, wash basin and low flush wc.

Bedroom 4

11' 11" x 6' 2" (3.63m x 1.88m approx)

A generous single bedroom at the rear of the property with views over the gardens and fields.

Bedroom 5

An L shaped double bedroom at the rear of the property with neutral dcor and cream carpet

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

EPC Rating:

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