



Boshaw View, Hade Edge Holmfirth HD9 2TZ

welcome to

Boshaw View, Hade Edge Holmfirth

IMMACULATELY PRESENTED SEMI DETACHED HOUSE AFFORDING GENEROUS THREE BEDROOM ACCOMMODATION IN TURN KEY CONDITION WITH SEPARATE W/C AND EN SUITE, DRIVEWAY FOR TWO VEHICLES AND ATTRACTIVE GARDENS.

Summary

Occupying an attractive position within the highly desirable village of Hade Edge, this beautifully presented three-bedroom semi-detached home offers stylish and spacious accommodation ideal for families and professional couples alike.

The property is finished to an exceptional standard throughout and briefly comprises a welcoming entrance hallway, a generous living room, and a modern dining kitchen providing an excellent space for both everyday living and entertaining. A useful ground floor cloakroom/W.C. completes the accommodation on this level.

To the first floor are three well-proportioned bedrooms, including a superb principal bedroom benefiting from its own en suite shower room, together with a contemporary family bathroom.

Externally, the property enjoys attractive and well-maintained gardens, creating a wonderful outdoor space to relax and unwind. A driveway to the side provides convenient off-road parking.

Located within easy reach of local amenities, highly regarded schools, countryside walks and excellent commuter links, this immaculate home presents a fantastic opportunity to acquire a ready-to-move-into property in one of the area's most sought-after locations.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

Accommodation Entrance Hall

The composite door entrance leads to an impressive hallway with part panelled walls, a vinyl floor covering, central heating radiator and staircase ascending to the first floor.

Cloaks/W.C

Fitted with a white low level w/c and pedestal hand washbasin. There is a radiator and double glazed obscure window.

Living Room

15' x 10' 6" (4.57m x 3.20m)

Another attractively presented room with two central heating radiators and double glazed bay style window to front aspect.

Dining Kitchen

17' 3" x 9' 7" (5.26m x 2.92m)

A fabulous room for entertaining or simply getting the family together the room is fitted with a stylish range of wall and base units with quartz worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the gas hob with extractor, electric oven, integral dishwasher, washing machine and fridge freezer whilst the room is further complemented by a vinyl floor covering, radiator and inset ceiling lighting. There is a double glazed window to rear aspect and French style doors leading outside.

First Floor Bedroom One

14' max x 10' 7" (4.27m max x 3.23m)

The principle bedroom has fitted wardrobes, a central heating radiator and is double glazed to front aspect.

En Suite

White low level w/c and pedestal hand washbasin





along with shower cubicle, tiled surrounds and floor covering, radiator and double glazed obscure window.

Bedroom Two

10' 6" x 8' 6" (3.20m x 2.59m)

A double room with radiator and double glazed window to rear aspect boasting far reaching views.

Bedroom Three

8' 6" x 6' 6" (2.59m x 1.98m)

The third bedroom or home office has a radiator and again a double glazed window to rear aspect.

House Bathroom

Fitted again in a contemporary style with a white suite comprising of low level w/c, pedestal hand washbasin and panelled bath with overhead shower unit. There are tiled walls and floor covering, inset ceiling lighting, an extractor and heated rail ladder.

External

The property sits on an above average sized plot with potential for further extensions given the necessary consents. To the front is a lawned area and a block paved driveway to the side affords tandem parking for two vehicles. The enclosed rear gardens feature a large patio area ideal for relaxing or dining al fresco, whilst there are lawned areas, a large array of plants and shrubs and a pergola.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note:

Please note there are management fees associated with this property. Call for more info.



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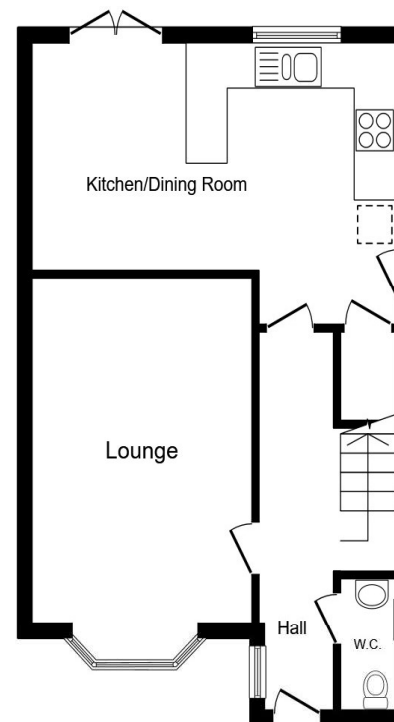
- Modern Semi Detached House
- Three Bedroom Accommodation
- Principle Bedroom En Suite
- Attractive Gardens
- Driveway For Two Vehicles

Tenure: Freehold EPC Rating: B
Council Tax Band: D

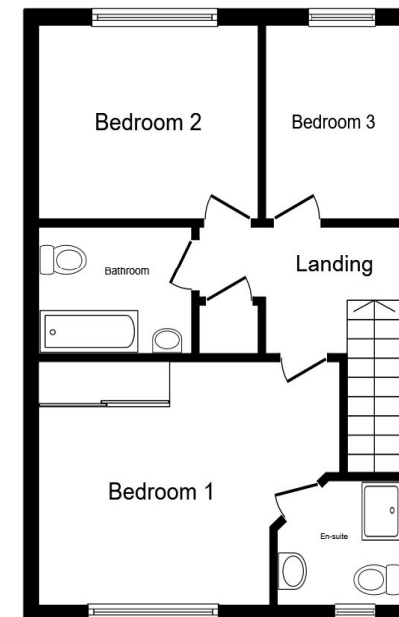
£325,000

directions to this property:

Leave Holmfirth via Victoria Street and turn right on to Dunford Road. Pass Longley Farm and fork right in to Hade Edge. Boshaw View is then on the left hand side.



Ground Floor



First Floor

Total floor area 84.9 m² (914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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