



Holmefield House Newland, YO8 8PS

£580,000

EPC: D

Built in 2004 is this highly individual and designed detached family home. The property offers six bedroom accommodation and substantial living space set over three floors and has a wealth of high quality fixtures and fittings throughout. Located in the rural Hamlet of Newland, with views over the River Aire to the front, and to the rear over open countryside. Gated driveway for multiple vehicles and an enclosed garden with a detached double garage with games room/gym above. This property is a must view to appreciate the location and the size of the accommodation on offer.

- Highly individual and designed detached house
- Six bedrooms and four bathrooms
- Substantial accommodation set over 3 floors
- Fantastic family home
- Located in the rural Hamlet of Newland
- Overlooks the River Aire to the front
- Built in 2004
- Gated driveway for multiple vehicles
- Detached double garage with games/gym room over
- Viewing highly recommended

DESCRIPTION

This three storey detached family home incorporates oil central heating, uPVC double glazing and a security alarm and offers six bedroom accommodation comprising;

ENTRANCE HALL

9'1" x 19'11"

Composite entrance door. Turned spindle stair way leads to the first floor. Under stairs storage cupboard. Tiled floor. Coving to the ceiling. One central heating radiator.

W.C.

5'4" x 4'0"

A white wash hand basin and low flush WC. Tiled floor. Coving to the ceiling. One central heating radiator.

LOUNGE

15'4" x 19'0"

A cream fire surround with a marble hearth housing a cast iron open fire grate. Media ports. Timber effect laminate floor. Coving to the ceiling. Two central heating radiators.

OFFICE

11'9" x 14'0"

Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

DINING ROOM

9'10" x 15'7"

uPVC French doors lead into the rear garden. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

KITCHEN

15'1" x 14'11"

A comprehensive range of Bespoke fitted base and wall units having grey fronts and granite worktops with tiled work surrounds. The units incorporate a black one and half bowl single drainer sink, and a four ring ceramic hob with a cooker hood over. Integrated appliances include a double oven and a dishwasher. Tiled floor. Coving to the ceiling. One central heating radiator.

UTILITY ROOM

5'11" x 14'11"

A fitted base unit with a laminated work top and tiled surround housing a stainless steel one and a half bowl single drainer sink. Plumbing for an automatic washing machine and space for a tumble dryer. Oil central heating boiler. Tiled floor. Coving to the ceiling. One central heating radiator. uPVC stable style door provides access to the rear of the property.

GALLERIED LANDING

9'1" x 23'10"

Stair way leading the second floor. Airing cupboard housing the hot water cylinder. Separate built in storage cupboard. Coving to the ceiling. One central heating radiator. uPVC French doors open onto a Juliet balcony to the front elevation.

MASTER BEDROOM

15'7" x 13'8"

To the front elevation. Fitted wardrobes along one wall. Speakers. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

EN-SUITE BATHROOM

8'10" x 11'5" max.

A white suite comprising a double width Jacuzzi style bath, a wash hand basin, low flush WC and a separate corner shower cubicle with a mains fed shower. Tiled walls. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

14'0" x 11'9"

To the front elevation. Fitted wardrobes along one wall. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

EN-SUITE SHOWER ROOM

7'4" x 5'2"

A white suite comprising a shower cubicle with a mains fed shower, a wash hand basin and a low flush WC. Walls tiled to half height. Coving to the ceiling. One central heating radiator.

BEDROOM THREE

8'8" x 15'4"

The measurements plus the entrance area. To the rear elevation. Coving to the ceiling. One central heating radiator.

BEDROOM FOUR

9'0" x 11'8"

The measurements plus the entrance area. To the rear elevation. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

HOUSE BATHROOM

9'1" x 11'8"

A white suite comprising a free standing roll top bath with a shower fitment to the bath taps, a wash hand basin and a low flush WC. Walls tiled to half height. Linen cupboard. Tiled floor. Coving to the ceiling. One central heating radiator.

SECOND FLOOR LANDING

2'9" x 9'0"

One central heating radiator.

BEDROOM FIVE

15'5" x 15'9"

Window to the side elevation and a Velux window to the rear. Loft access. One central heating radiator.

BEDROOM SIX

15'9" x 11'9"

Window to the side elevation and a Velux window to the rear. One central heating radiator.

DRESSING ROOM

7'4" x 4'11"

One central heating radiator.

SHOWER ROOM

4'11" x 9'0"

A white suite comprising a shower cubicle with a mains fed shower, a wash hand basin and a low flush WC. Velux window to the rear elevation. One central heating radiator.

DOUBLE GARAGE

17'8" x 24'1"

A detached brick built double garage with a remote controlled roller door to the front and a uPVC personnel door to the side. Light and power.

GAMES ROOM/GYM

17'8" x 24'1"

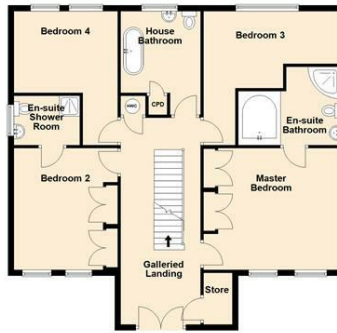
Located above the garage with a timber staircase at the back of the garage which in turns provides access via a uPVC entrance door. Light and power.

GARDENS

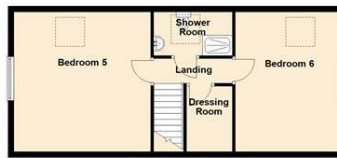
Ground Floor
Approx. 107.1 sq. metres (1152.6 sq. feet)



First Floor
Approx. 107.1 sq. metres (1152.6 sq. feet)



Second Floor
Approx. 53.9 sq. metres (580.5 sq. feet)



Total area: approx. 268.1 sq. metres (2885.8 sq. feet)





