



Wm Sykes  
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P R E S T I G E

— TRUSTED FOR GENERATIONS —





## 4 TOWNEND AVENUE

WOOLDALE ~ HOLMFIRTH ~ HD9 1QW

OFFERS REGION  
£525,000

This exceptional detached property was extensively renovated by our clients to create a unique 4 bedroom residence with a stunning living / dining kitchen. It occupies a popular residential location which is located close to the village amenities of Wooldale, approximately 1 mile from the centre of Holmfirth and within easy access of the local junior and high schools.

- Exceptional modern detached property
- Stunning living / dining kitchen
- Sought after village location
- Spacious hall and separate lounge
- 4 generous first floor bedrooms
- Beautiful house bathroom and en-suite
- Driveway garage and pleasant gardens
- Tenure: Freehold; Energy rating 73 (Band C); Council tax band D

### About the property

Whilst the original house was a modest, brick built single storey property, our clients have transformed it to create a stunning contemporary home over 2 floors. The works carried out include an extension both upwards and out to the rear with very little of the original layout remaining. The property has been rendered to all the exterior walls to create a crisp modern finish, but there is so much more to see inside.

We feel that this is a perfect home for a young family in both its design and location. It is situated in comfortable walking distance of both junior and high schools, local nurseries and roughly a mile from the centre of Holmfirth. The village of Wooldale has a well stocked co-op store, small park and the always popular Woodale Arms. There are also wonderful walks to be enjoyed to the nearby countryside.

The main entrance door is to the side of the house opening into a spacious hallway with built in coats and boot storage, and a staircase to the first floor. Here, we also have a cloakroom / wc. The living room faces the front of the house and has feature panelling to the walls, creating a cosy inviting space. Then at the rear of the property, we have an outstanding open plan living / dining kitchen which is a perfect family space with ample space to accommodate our clients large dining table, a seating area with media wall, bifolding doors to the garden, and a bank of built in storage cupboards. The kitchen is fitted with quality shaker style units and a large island unit with breakfast bar. The ground floor is completed with a well-appointed utility room.



Moving upstairs, there is a landing area with 4 bedrooms and a bathroom. The principal bedroom once again brings wow factor with a tall window to the rear elevation enjoying wonderful views. It also has its own en-suite shower room. Bedrooms 2 and 3 face the front of the building and have been designed to accommodate double beds, whilst bedroom 4 is smaller but by no means a box room. These 3 bedrooms are served by the house bathroom, which is wonderfully designed, featuring a walk in wet room style shower area and a separate free standing bath. It even features a laundry chute down to the utility room – we told you this house was perfect for a family!

Outside there is a tarmac driveway / parking area to the front and side of the building with car charging point and access to the attached garage. The garage houses the central heating boiler and has a remote control roller shutter door. At the rear of the house, the enclosed garden is arranged over 3 levels and features a paved seating area with artificial lawn below. Steps then lead down to a further grassed garden area which our client's children love to play in.

We do strongly recommend an internal inspection of the property as it really offers much more than first meets the eye.



Accommodation:

## GROUND FLOOR



### Downstairs WC

With low flush wc, pedestal washbasin LVT flooring, heated towel rail, extractor and inset spotlights to the ceiling.

### Lounge 14'3" x 13'10" max

With window to the front, feature chimney breast and panelling to the walls, inset spotlights to the ceiling and central heating radiator.



### Entrance Hall

Steps from the driveway lead up to the side entrance door which in turn opens into the spacious entrance hall. This features windows to the front and side and has 2 built in cloaks cupboards and a built in bench with shoe storage under, LVT flooring and central heating radiator. Stairs lead to the first floor with storage cupboard under.

### Utility 7'7" x 5'

Fitted with a bank of units with spaces to accommodate our clients washing machine and drier (stacked vertically), laminated worksurface, sink unit with mixer tap, obscure glazed window to the side, LVT flooring and central heating radiator.



### Living / Dining Kitchen

26'9" x 23'11" (19'4" min)

This stunning open plan living and dining kitchen features a large kitchen area with an excellent range of fitted units with shaker style doors and composite worksurfaces. There is a bank of tall units incorporating 3 ovens and a microwave, full height fridge with freezer compartment, 5 ring gas hob with extractor over, island unit with overhanging breakfast bar, inset 1 1/2 bowl sink and boiling water tap, and integrated dishwasher. There are also 3 large built in storage cupboard.

LVT herringbone flooring runs throughout the room into the dining / living room area which in turn features a media wall with built in shelving and storage, bank of glazed folding doors to the rear garden, inset spotlights, central heating radiator and a log burning stove set upon a stone hearth in the corner of the room.

## FIRST FLOOR

### Landing

Stairs lead to the first floor landing where there is a loft access hatch.



**Bedroom 1** 13'4" x 15'11" (11'7" min)  
Located at the rear of the property, and featuring a tall window enjoying the views, part angled ceiling with velux rooflight, bank of recessed wardrobes with rails and shelving, central heating radiator.



**En-suite** 8' x 3'11"  
This is partially open plan to the bedroom and features a modern suite in white comprising low flush wc, washbasin mounted upon a shelf with mixer tap inset into the wall, shower enclosure, inset spotlights to the ceiling, heated towel rail and extractor.



**Bedroom 2** 16'1" x 9'10" (8'1" min)  
With window to the front, spotlights to the part angled ceiling, central heating radiator.



**Bedroom 3** 9'5" x 7'1" (16'1" max)  
With spacious entrance area and built in storage cupboard / wardrobe over the staircase bulkhead, window to the front, central heating radiator.



**Bedroom 4** 9'10" x 8'3"  
With velux rooflight to the part angled ceiling,  
central heating radiator.



**Bathroom** 11'9" x 7'11"  
Featuring a walk in wetroom shower area, wall hung  
vanity washbasin, free standing bath with floor  
mounted mixer tap, low flush wc, partly tiled walls,  
tiled floor, heated towel rail, inset spotlights and velux  
rooflight to the part angled ceiling.



### OUTSIDE

There is a tarmac driveway to the side of the house leading to the attached garage, this also extends in front of the house where there is a raised border. An electric vehicle charging point is mounted to the side wall of the house.



### Garage

16'3" x 8'5"

With electric remote controlled shutter door to the front, personnel door to the side, electric light and power supply, central heating boiler.



### Rear Garden

Immediately to the rear of the house, there is a paved terrace seating area which extends around the side of the house. Steps lead down to a levelled garden area finished with an artificial lawn. Beyond here on the lower level is a further grassed garden area.

### Additional Information

The property is Freehold; Energy rating 73 (Band C); Council tax band D.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home.

### Viewing

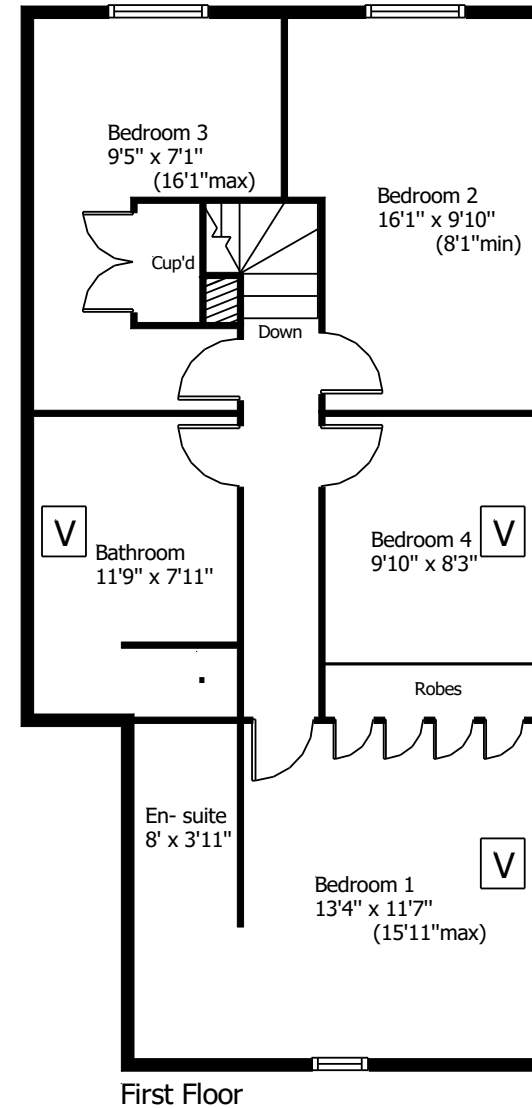
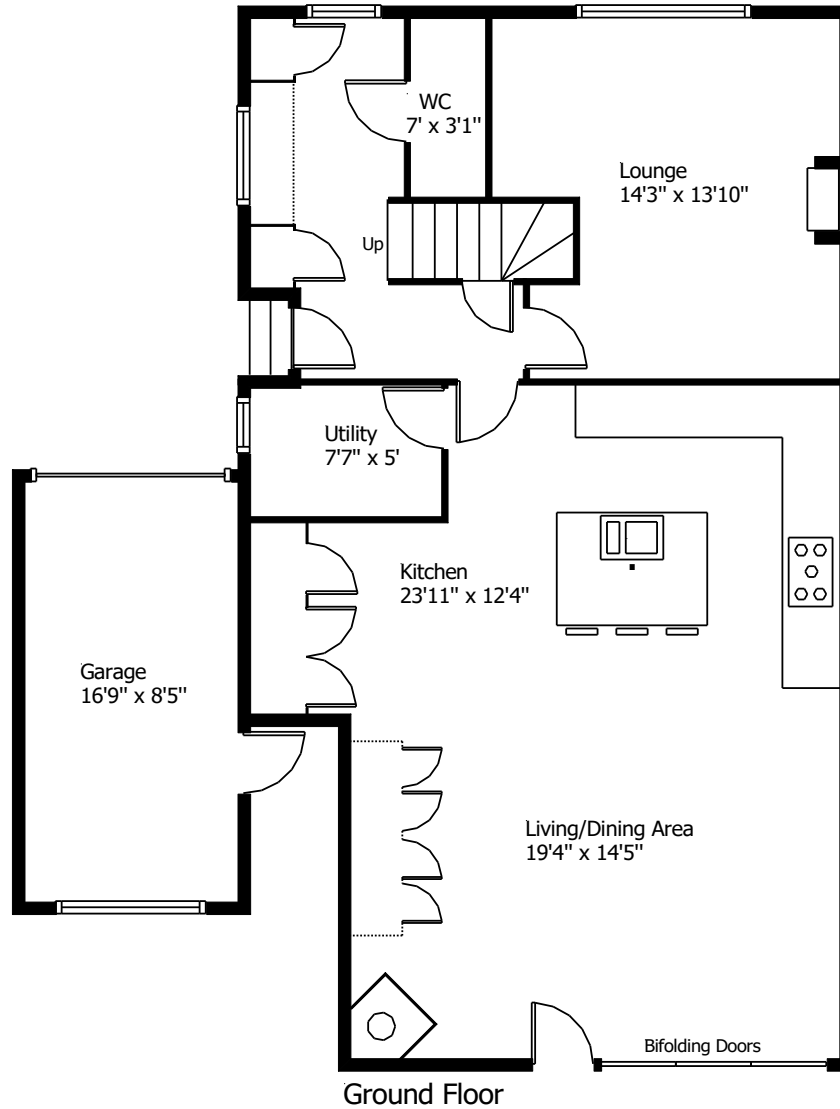
By appointment with Wm Sykes & Son.

### Location

Head out of Holmfirth on the A635 New Mill Road and after approximately half a mile turn right onto Townend Road, continue up the hill into the village of Wooldale and then turn right onto Wooldale Road. Townend Avenue will be found on the right hand side. Follow the estate road round to the right. The property will be found on the right hand side.



## 4 Townend Avenue, Wooldale



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