



Paris Mews, Scholes Holmfirth HD9 1QU

welcome to

Paris Mews, Scholes Holmfirth

SKEP FOLD IS A DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM DETACHED HOME, PROVIDING APPROXIMATELY 1,755 SQ FT OF VERSATILE FAMILY ACCOMMODATION, WITH THREE SEPARATE LIVING AREAS, AN IMPRESSIVE OPEN-PLAN DINING KITCHEN, PRINCIPAL BEDROOM WITH EN-SUITE, WRAP-AROUND GARDENS, DRIVEWAY AND GARAGE.

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.

Summary

Occupying a pleasant position on Paris Mews in the popular village of Scholes, SKEP FOLD is substantial detached residence is considerably larger than its external appearance might initially suggest. Extending to approximately 1,755 sq ft, the property offers exceptionally generous and flexible accommodation ideally suited to the requirements of a growing family.

A particular feature of the home is the excellent balance of living and bedroom accommodation. To the ground floor there is an impressive open-plan kitchen and dining room, creating a sociable heart to the house with ample space for both everyday family life and entertaining. This is complemented by a spacious living room, separate sitting room and conservatory, providing a choice of reception spaces which can be adapted to suit the differing needs of the household.

Practicality has also been carefully catered for, with a separate utility room and ground-floor cloakroom/W.C., particularly useful for busy family living.

The generous proportions continue to the first floor, where the property provides three double bedrooms, The principal bedroom benefits from its own en-suite facilities, while the remaining bedrooms are served by the house bathroom.

Externally, the property is complemented by established gardens which wrap around the house with providing attractive outdoor space for relaxation with greenhouse and a shed , entertaining and family recreation. A driveway provides off-road parking and leads to the garage, adding both further practicality and useful storage. Beautifully positioned for local amenities, well regarded schooling and commuter links, an early inspection is highly recommended.

Accommodation Entrance Porch

There is a tiled floor covering and door leading to:

Open Plan Dining Kitchen Dining Area

18' 4" x 12' 6" (5.59m x 3.81m)

With ample space for freestanding dining furniture the room has a timber floor covering, decorative coving to ceiling, inset ceiling lighting, useful understairs storage, central heating radiator and is double glazed to front aspect. A staircase also ascends to the first floor.

Kitchen

15' 4" x 10' 7" (4.67m x 3.23m)

Featuring a stylish range of wall and base units with butchers block effect worksurfaces incorporating a pot Belfast style sink unit with mixer tap. Appliances include the six burner range cooker, integral dishwasher and fridge freezer whilst the room has a double glazed window to rear aspect and French style doors leading out into the garden.

Living Room

21' 5" max x 21' max (6.53m max x 6.40m max)

This L shaped room also has a timber floor covering and natural light floods into the room via the double





glazing to three aspects. The focal point is the wood burner located in a feature recess with timber mantel. There are various wall light points, two central heating radiators and again French style doors lead out into the garden.

Utility

15' 9" x 6' 5" (4.80m x 1.96m)

Part of the original double garage, a cloaks area leads into the utility that has wall and base units with roll edge worksurfaces, sink unit with mixer tap, plumbing for the washing machine, space for another fridge freezer, vinyl floor covering and a door that leads to the integral garage.

Sitting Room

12' 1" x 10' 5" (3.68m x 3.17m)

Giving the property real flexibility this room has a laminate floor covering, inset ceiling lighting, coving to ceiling, a radiator and is double glazed to rear aspect.

Conservatory

15' 9" x 11' 2" (4.80m x 3.40m)

Overlooking the garden the room has a tiled floor covering and a central heating radiator and heated skirting boards .

Cloaks/W.C

Fitted with a white low level w/c and hand washbasin with tiled surrounds and floor covering, chrome effect rail ladder and double glazed obscure window.

First Floor Bedroom One

13' 6" x 12' 7" (4.11m x 3.84m)

The principle double bedroom boasts a full bank of fitted wardrobes and drawers whilst there is also a central heating radiator and double glazing to front aspect.

En Suite

Modern white suite comprising of low level w/c, contemporary style hand washbasin and double shower cubicle. There are complementary tiled surrounds and floor covering, a velux style roof window and a heated rail ladder.

Bedroom Two

13' 3" x 12' 1" (4.04m x 3.68m)

The second double room or guest room has a laminate floor covering, radiator and velux style roof window providing good natural light.

Bedroom Three

12' x 10' 7" (3.66m x 3.23m)

Another generous double room with a laminate floor covering, velux and double glazed window, radiator and angled ceiling with inset lighting.

House Bathroom

7' 10" x 7' 1" (2.39m x 2.16m)

White low level w/c, pedestal hand washbasin and corner bath with tiled surrounds and floor covering, velux and heated rail ladder.

Study/Storage Room

10' x 3' 4" plus recess (3.05m x 1.02m plus recess)

External

Occupying a delightful and private setting, the property is approached via a driveway providing off-road parking and access to the garage. Surrounded by mature hedging and established planting, the home enjoys an attractive and secluded feel from the outset.

To the rear, the property boasts beautifully maintained gardens featuring generous lawns, mature trees,shubs, greenhouse,shed and well-stocked borders, creating a peaceful and picturesque outdoor environment. A stone flagged patio provides the perfect space for outdoor dining and entertaining, whilst the abundance of greenery offers a high degree of privacy. The gardens wrap around the property and enjoy a lovely woodland-



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welcome to

Paris Mews, Scholes Holmfirth

- Substantial Detached House
- Three Double Bedrooms
- House Bathroom, En Suite & Cloaks W.C
- Established Gardens with Greenhouse & Shed
- Driveway/Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

£495,000

directions to this property:

Leave Holmfirth via Victoria Street and turn right on to Dunford Road. Continue towards the top of Dunford Road and turn left on to Crossgate Road. Crossgate Road bends to the right and becomes Cross Lane. Turn left on to Paris Mews, where the property is situated at the head of the cul-de-sac on the right hand side.



Total floor area 192.1 m² (2,068 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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Property Ref:
HMF109107 - 0004

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