





## Victoria Gates Hill House Road

Holmfirth

£1,500,000

SET ON THE PRESTIGIOUS VICTORIA GATES DEVELOPMENT OF JUST SIX LUXURY PROPERTIES, THIS NEWLY BUILT PROPERTY OFFERS 4628 SQUARE FEET OF ACCOMMODATION IN TOTAL AND COMMANDS BREATHTAKING FAR REACHING VIEWS ON A GENEROUS PLOT WITH AN ADJOINING PADDOCK AVAILABLE BY SEPARATE NEGOTIATION.

Set on the prestigious Victoria Gates development of just six luxury properties, this newly built property offers 4628 square feet of accommodation in total and commands breath-taking far reaching views on a generous plot with an adjoining paddock available by separate negotiation.

Located behind a secure gated entrance with wide driveway for numerous vehicles leading to the detached double garage with large office / gymnasium above, Victoria lodge is a commanding property constructed of reclaimed aged stone with all the benefits of a newly built property, having ground source heat pump central heating, underfloor heating to the ground floor and double glazed sash windows throughout .



The majestic entrance consists of a vast glazed structure which frames the entrance door leading to a vaulted ceiling hallway with impressive galleried landing above. The state of the art bespoke kitchen will not disappoint with a whole range of high end luxury appliances in this expansive open plan contemporary living dining kitchen. This is in addition to two large reception rooms as well as an opulent master suite, two double bedrooms which share a Jack & Jill ensuite and two further double bedrooms served by the luxury house bathroom which has both a full bath and wet room style shower area.

Externally the property has wrap around gardens including a large stone flagged alfresco dining terrace and a raised, flat lawned area which leads to the large paddock which can be available by separate negotiation.

#### **ADDITIONAL INFORMATION**

Tenure: Freehold

Council Tax: Band G

EPC: B

What3Words: deserved.relaxing.overused

Parking: driveway, garage

## UTILITIES

Gas: TBC

Electric: TBC

Water & Drainage: TBC

Heating: TBC

Broadband: TBC

Mobile Coverage: 4G Available - check with your provider

## AGENT NOTES

### 1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested

the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





**Ground Floor**  
Approx. 220.4 sq. metres (2274.1 sq. feet)



**First Floor**  
Approx. 210.4 sq. metres (2224.3 sq. feet)



Total area: approx. 430.0 sq. metres (4628.4 sq. feet)

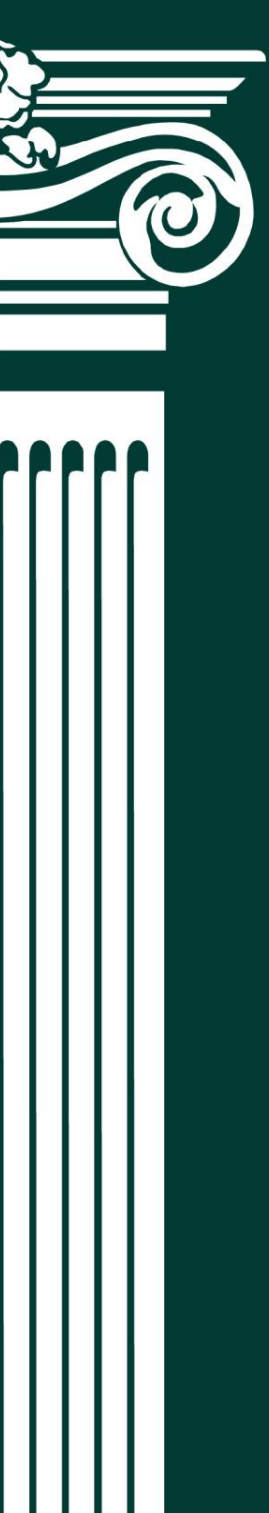


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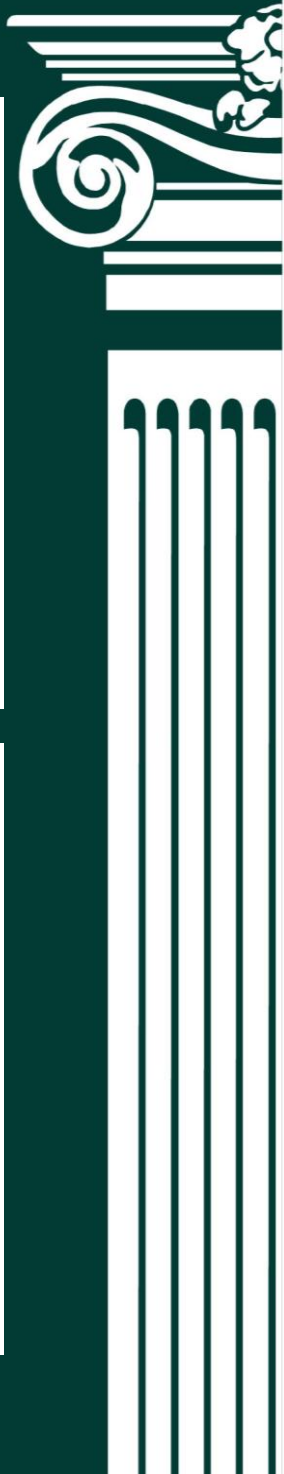
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