



43 Wickleden Gate, Scholes, Holmfirth.
HD9 1QT.

belong 
by James White

£485,000 Freehold





Rarely available, and highly sought after, detached houses on Wickleden Gate only come to the market every so often. Looking onto the local millpond and in a beautiful cul-de-sac setting this detached house is suited to families and professionals.

- Detached family house
- Two sitting rooms, dining room, fitted kitchen and separate utility
- Cul-de-sac location - perfect for families
- Gardens to both elevations, driveway and garage
- Local country walks and scenery - perfect for those who enjoy the outdoors
- Four bedrooms with an en-suite to the master bedroom
- Popular & convenient village location
- Balcony overlooking the rear garden and local millpond
- Lower level could be a self contained area for a relative
- View our 3D Virtual Reality Tour and Video on Belong's own website







Located in this popular semi rural village of Scholes above Holmfirth.

The house itself is laid out on three floors and has some attractive features, including a balcony overlooking the rear garden and local pond.

Briefly comprising:

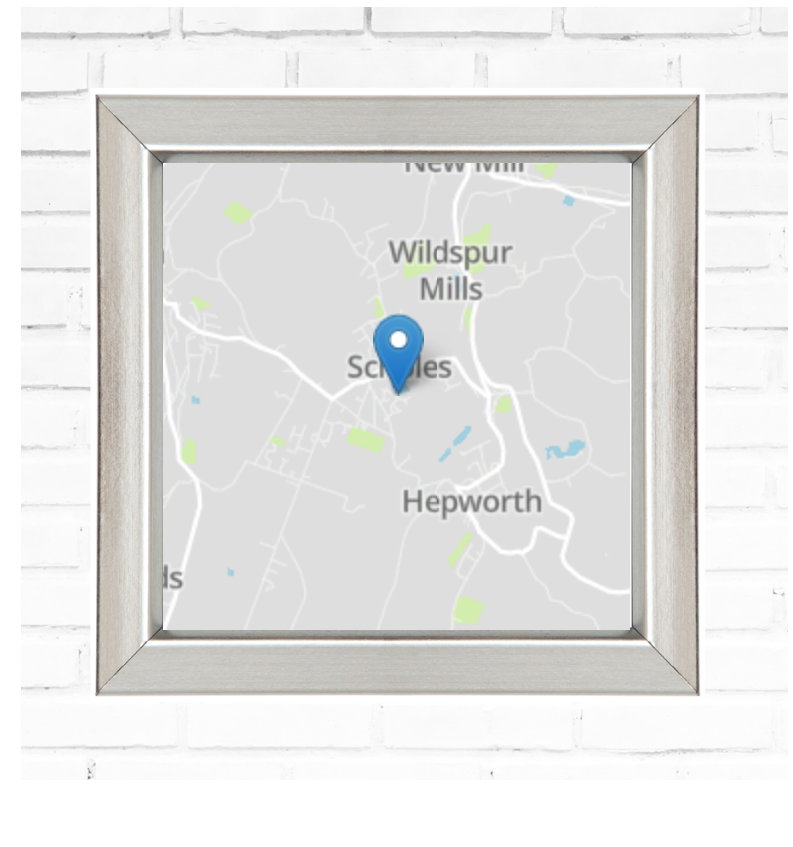
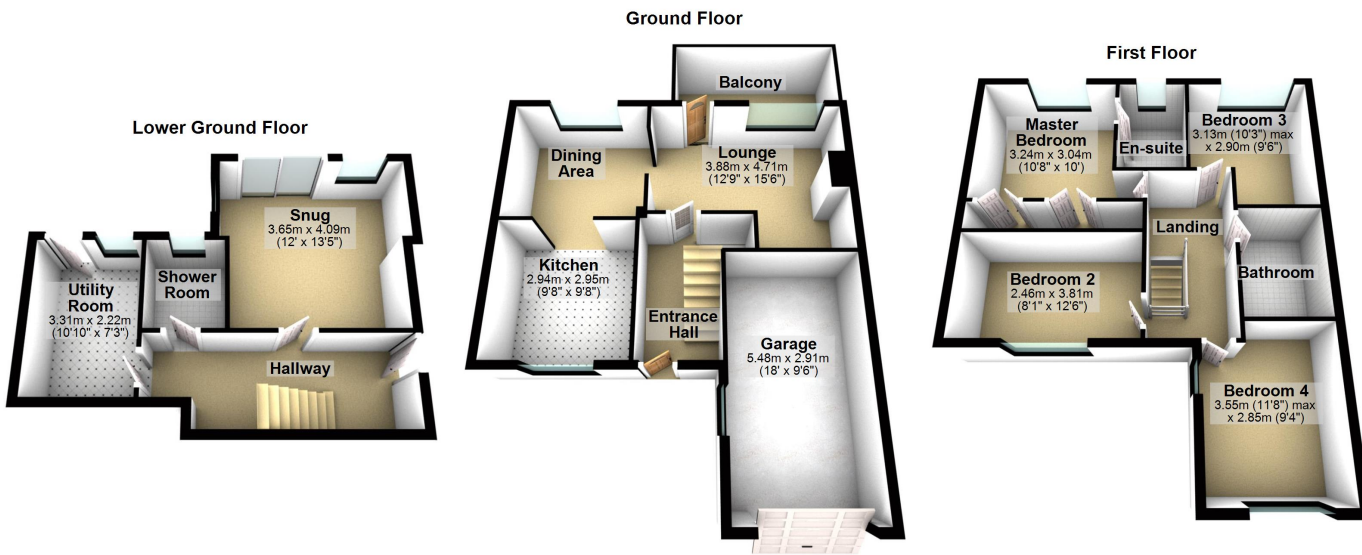
Ground Floor: Reception Hall, Fitted Kitchen, Dining Room, Lounge with access to the balcony.

Lower Ground Floor: There is a hallway with a side entrance and a Shower Room/WC, as well as a Utility Room. There is also a second sitting room which opens out onto the rear patio and garden.

First Floor: On the first floor there are four bedrooms, two of which are really good children's bedrooms as they have fitted bunkbeds. The master bedroom has generous built-in wardrobe storage, and an En-suite shower room. There is also a family bathroom/WC.

The essentials: Mains services are available. The council tax is Band F and the property is Freehold.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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