



43 Wickleden Gate, Scholes, Holmfirth,
HD9 1QT

belong 
by James White

£500,000 Freehold



Located in this popular semi rural village of Scholes above Holmfirth, this stone built detached house will appeal to many.

Situated in a lovely cul-de-sac, ideal for young families and professionals the house stands in a good size plot with lawn gardens to both front and rear with established flower tree and shrub beds and borders.

The property overlooks the local pond where one will often find fishermen whiling away the hours.

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

- **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**

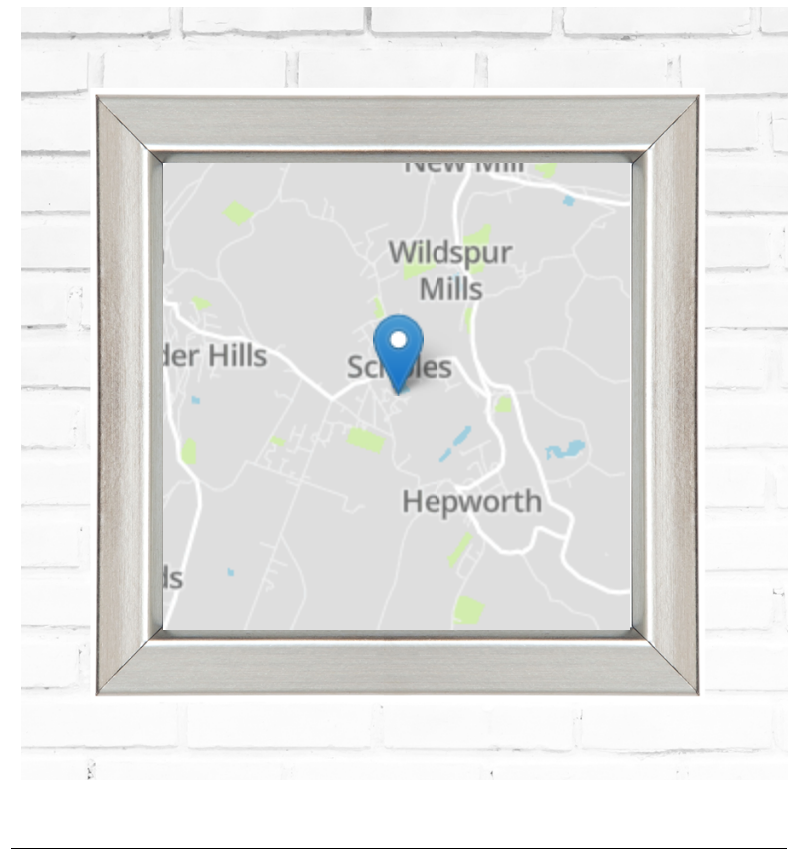
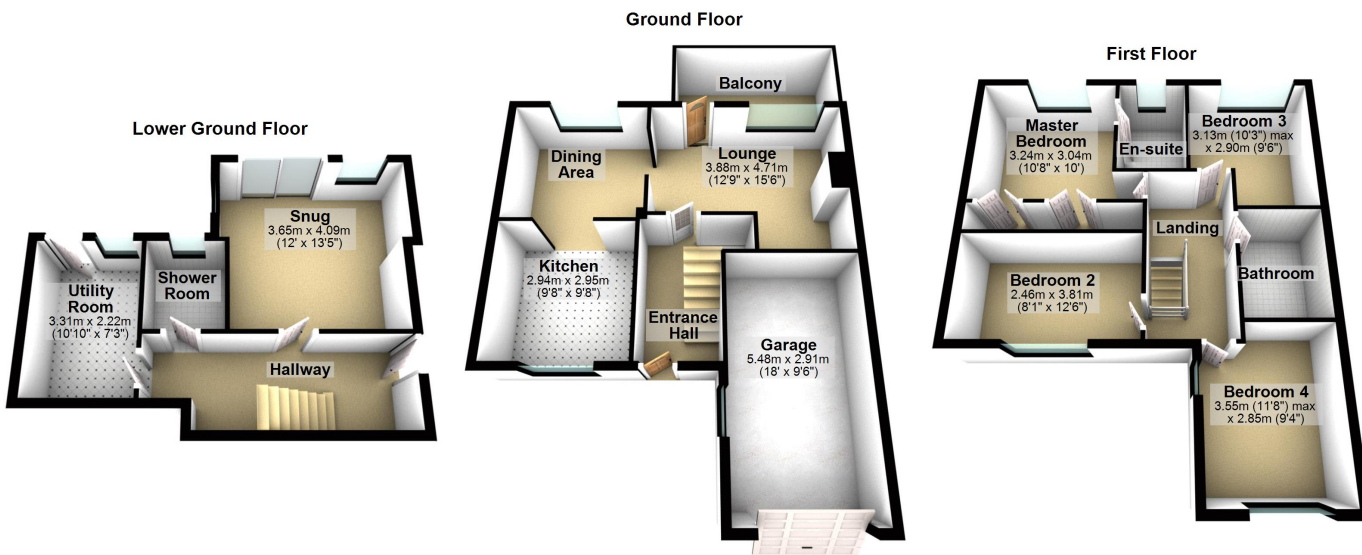


- **Lower level could be a self contained area for a relative**
- **View our 3D Virtual Reality Tour and Video on Belong's own website**

eat out and socialise. There are local garden centres, a popular local primary school, and a cricket club too.

In all this is an excellent house in a highly regarded and desirable village on the edge of the Pennines.

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	



www.wherewebelong.co.uk

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