



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Butterly Lane
New Mill, Holmfirth



Butterly Lane New Mill, Holmfirth

Offers In Region Of £1,350,000

SITUATED ON THE OUTSKIRTS OF NEW MILL, THIS EXPANSIVE NEWLY CONSTRUCTED FAMILY RESIDENCE SPANS APPROXIMATELY 3500 SQUARE FEET AND OFFERS A WEALTH OF HIGH-QUALITY LIVING SPACES ACROSS THREE LEVELS. EACH OF THE FIVE DOUBLE ROOMS COMES COMPLETE WITH ENSUITE FACILITIES, WHILE THE FOCAL POINT OF THE HOME IS A SPACIOUS OPEN-PLAN KITCHEN/LIVING AREA. THE HOME IS EQUIPPED WITH ZONAL UNDERFLOOR HEATING POWERED BY AN AIR SOURCE HEAT PUMP, ENSURING EFFICIENCY AND FUTURE-PROOFING. THE EMPHASIS ON A FEELING OF SPACE IS EVIDENT IN THE STYLISHLY DESIGNED WINDOWS THAT CREATE A MARVELLOUS SENSE OF OPENNESS THROUGHOUT. EXCELLENT PRIVATE AND PUBLIC SCHOOLING OPTIONS ARE EASILY ACCESSIBLE, AND THE PROPERTY IS CONVENIENTLY LOCATED NEAR THE M1 AND M62 MOTORWAY NETWORKS.

Situated on the outskirts of New Mill, this expansive newly constructed family residence spans approximately 3500 square feet and offers a wealth of high-quality living spaces across three levels. Each of the five double rooms comes complete with ensuite facilities, while the focal point of the home is a spacious open-plan kitchen/living area. The home is equipped with zonal underfloor heating powered by an air source heat pump, ensuring efficiency and future-proofing. The emphasis on a feeling of space is evident in the stylishly designed windows that create a marvellous sense of openness throughout. Excellent private and public schooling options are easily accessible, and the property is conveniently located near the M1 and M62 motorway networks.



The entrance leads to a roomy hallway featuring Oak flooring and a staircase, offering a feeling of sophistication upon entering. A ground floor bedroom with an attached bathroom offers an excellent choice for accommodating dependent relatives, presented to an impressive standard. Access is also available to the integral double garage. Ascending the stairs leads to a middle landing with entry to the impressive living room, boasting a cathedral-like ceiling and distinctive bespoke windows that enhance the sense of space. Bi-folding doors then unveil an enclosed rear patio, creating a seamless indoor/outdoor living experience.

The most remarkable space in the property resides on the first floor, where the galleried landing leads to the expansive living/dining kitchen. Spanning nearly 32 feet in length, this stunning entertaining area boasts herringbone flooring and serves as the perfect family living space, featuring patio doors leading to the aforementioned rear patio and additional patio doors opening to the front garden. The kitchen itself exudes a timeless style, showcasing painted shaker-style kitchen units topped with a quartz worksurface. A suite of appliances includes a double oven, Bosch hob with a built-in extractor, wine fridge, fridge-freezer, dishwasher, and a Quooker tap. Access is provided to a laminate flooring utility room equipped with plumbing for an automatic washing machine and tumble dryer, and external access leads to the plant room.

Additionally, a spacious double bedroom with a large walk-in wardrobe and ensuite bathroom graces this floor. The first-floor accommodations are rounded out by a convenient W.C. bathroom.

Ascending to the top floor of this substantial property reveals three additional double bedrooms, each adorned with its own ensuite bathroom. Notably, one of these bedrooms also boasts a generously sized dressing room, adding a touch of luxury and convenience to the top-floor accommodations.

Outside the home, a front driveway accommodates off-road parking for numerous vehicles, featuring an electric car charging point. The gardens envelop the property across various levels, offering lawned spaces and seating areas on the South elevation, as well as surrounding the entirety of the residence.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: TBC with V

EPC: TBC with V

What3Words: global.daydreams.royally

Parking: On Drive/Garage. Electric Charging Available.

UTILITIES

Gas: from PIQ

Electric: from PIQ

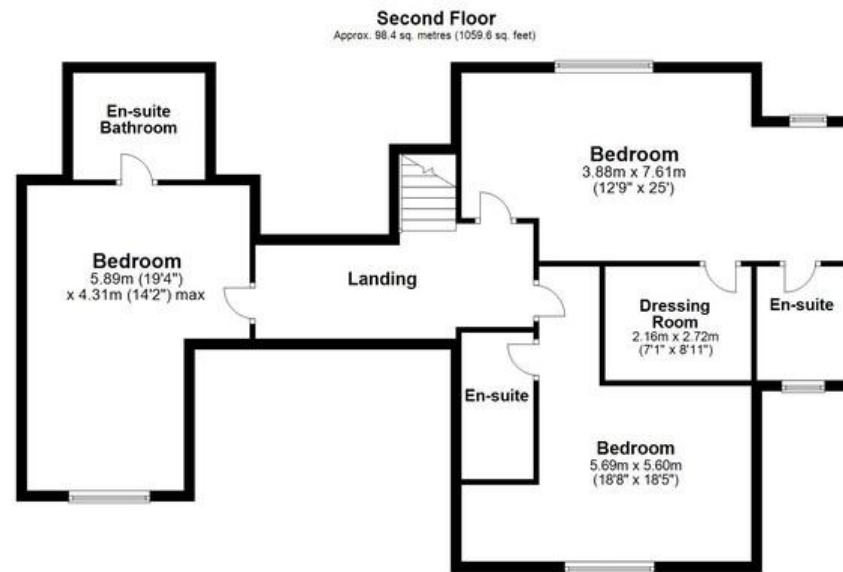
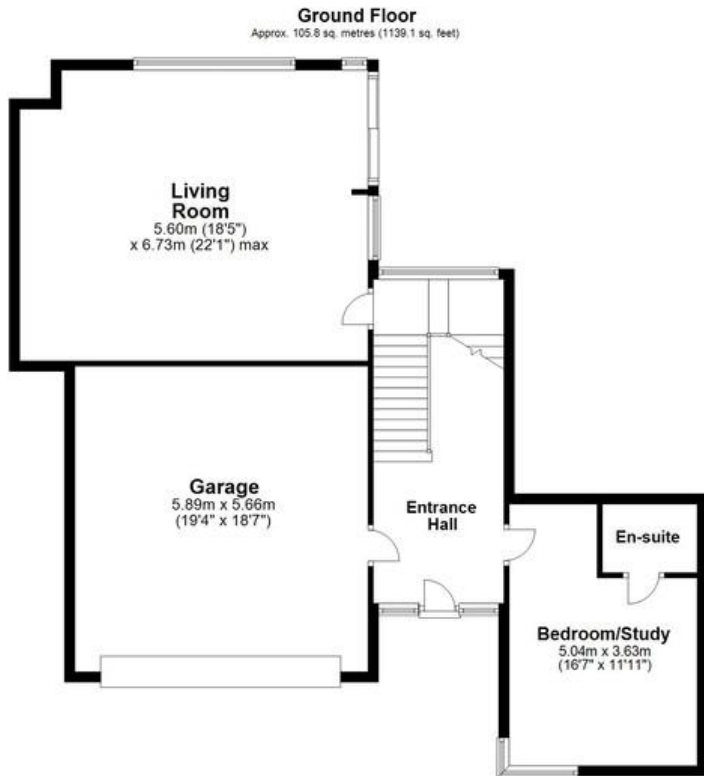
Water & Drainage: from PIQ

Heating: from PIQ

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G/5G- check with your provider



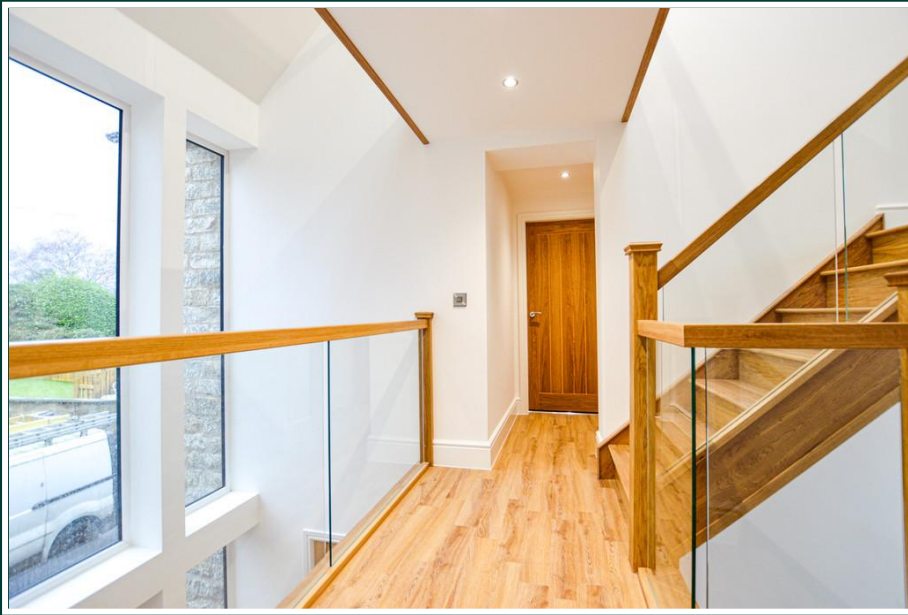


Total area: approx. 317.8 sq. metres (3421.2 sq. feet)





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org

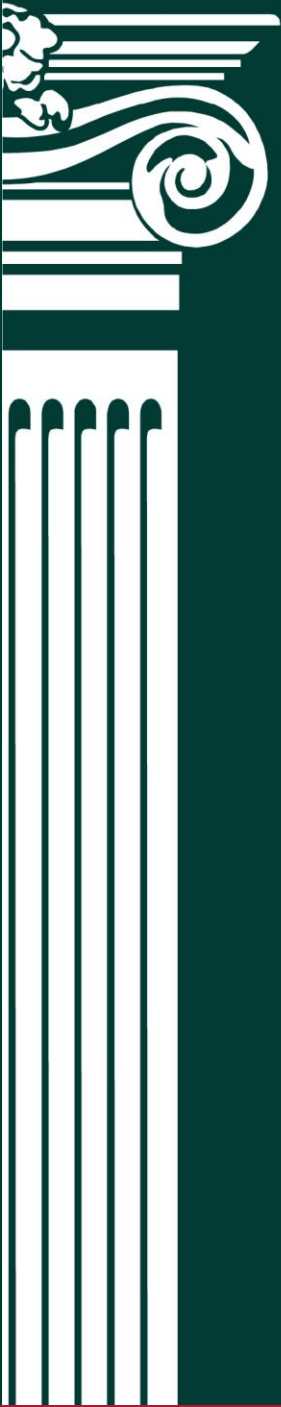




601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org

