



Gynn House, Gynn Lane, Honley, Holmfirth, HD9 6JY

Guide Price
£799,950

Eastwood Homes invite you to enquire about this exciting development and give you the option to be involved in making choices of the internal specification of your new home.

An individual home of approximately 3000ft is being constructed and will be completed to a very high standard on a highly desirable site. The design is modern and spacious and includes a specification that a property of this type deserves. The gardens will be landscaped together with a double garage and generous parking. The aspect of the property maximises natural light that adds to the overall design. There are 4/5 bedrooms each with ensuite. The flexible living accommodation is designed to allow home working.

ADJACENT LAND - The client will have the option to purchase the adjoining land by separate negotiation. This can be used as an additional garden or a potential future building plot. The land will be made tidy and an entrance to Gynn Lane constructed by Eastwood Homes.



5



5



2



GROUND FLOOR

ENTRANCE HALLWAY

17'4 x 14'9 (5.28m x 4.50m)

WC/ENSUITE

5'10 x 7'10 (1.78m x 2.39m)

SNUG/BED 5/OFFICE

17'7 x 10'8 (5.36m x 3.25m)

OPEN PLAN - LOUNGE/DINING/KITCHEN

37'8 x 14'9 (11.48m x 4.50m)

UTILITY

10'2 x 6'6 (3.10m x 1.98m)

FIRST FLOOR - LANDING

17'12 x 10'2 (5.18m x 3.10m)

BEDROOM 1

19'4 x 15'5 (5.89m x 4.70m)

ENSUITE 1

10'2 x 9'10 (3.10m x 3.00m)

BEDROOM 2

18'10 x 16'4 (5.74m x 4.98m)

ENSUITE 2

11'1 x 8'10 (3.38m x 2.69m)

BEDROOM 3

15'1 x 9'10 (4.60m x 3.00m)

ENSUITE/FAMILY BATHROOM

11'5 x 8'2 (3.48m x 2.49m)

SECOND FLOOR - LANDING

BEDROOM 4

19'0 x 11'1 (5.79m x 3.38m)

ENSUITE/SHOWER ROOM

10'9 x 5'9 (3.28m x 1.75m)

PLANT ROOM

DOUBLE GARAGE

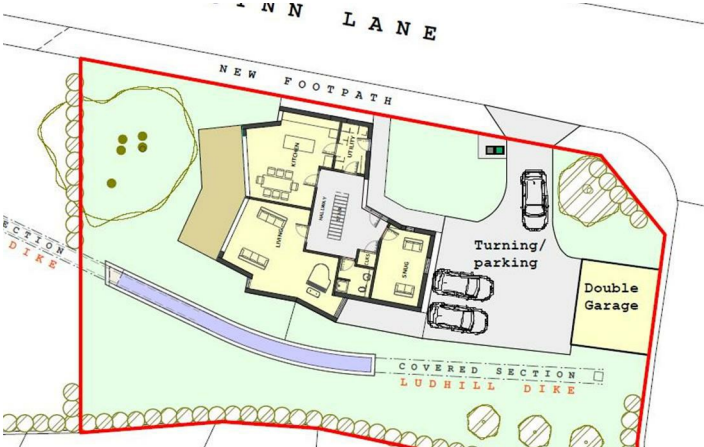
PARKING

- 1 - Natural Yorkshire Stone external leaf construction incorporating random and ashlar walling.
- 2 - Large panel glazing and sliding doors to maximise the benefit of natural light .
- 3 - Natural slate roofing incorporating electric roof lights .
- 4 - Underfloor heating throughout and towel radiators to bathrooms.
- 5 - Full and half tiling to bathrooms and toilets.
- 6 - Energy efficient LED lighting.
- 7 - Generous allowance of electrical sockets and wiring for TV,Sky,CAT5.
- 8 - Energy efficient hot water and heating system.
- 9 - Large Kitchen including high specification units , work surfaces and integrated appliances.
- 10 - High Specification sanitaryware, and showers to bathrooms and toilets.
- 11 - Internal Joinery to include Contemporary Oak fire doors throughout.
- 12 - Open feature hall way and staircase with full height glazing .
- 13 - Detached stone double garage including electric roller door,water ,power and lighting.
- 14 - Driveway with generous parking.
- 15 - Fully landscaped gardens with stone patios and paved areas and external lighting.
- 16 - Boundaries to be planted with trees and hedging for privacy.



Directions

From the centre of Holmfirth take the A6024 Huddersfield Road towards Honley/Huddersfield. After approximately 2.5miles turn right at the traffic lights on to Station Road. At the next junction turn right on to New Mill Road. Take the next left hand turn in to Gynn Lane where Gynn House can be found on the right hand side.



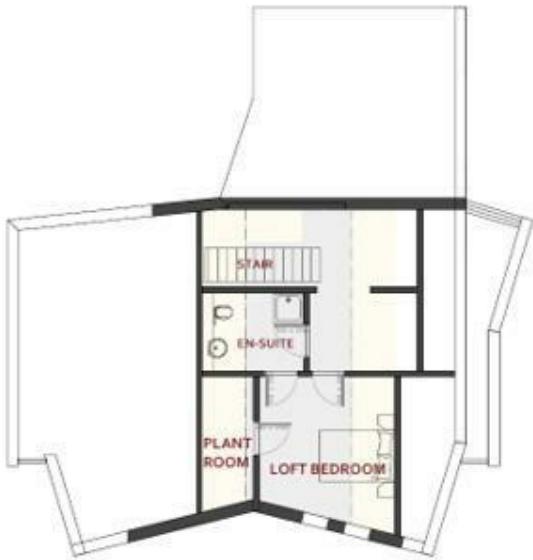
Floor Plan



GROUND FLOOR PLAN

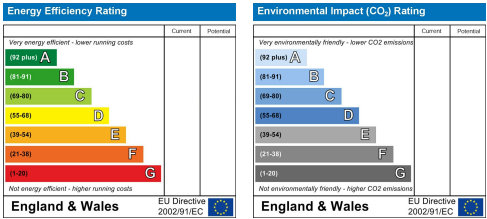


FIRST FLOOR PLAN



SECOND FLOOR PLAN

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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