

134 New Mill Road,
Holmfirth HD9 7AZ

OFFERS AROUND
£385,000



THIS IMMACULATELY PRESENTED AND EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME BOASTS STYLISH AND SPACIOUS LIVING ACCOMMODATION, A FANTASTIC REAR PATIO WITH DECKING OVERLOOKING THE RIVER HOLME, INTEGRAL GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door with opaque side window into this welcoming entrance hallway which really does set the scene for the accommodation on offer. There is space for freestanding furniture, an understairs wine store, hard wood flooring flows underfoot and spotlighting adorns the ceiling. An industrial style staircase with a balustrade ascends to the first floor and doors lead through to the living dining room and to the home office / utility.



LIVING DINING ROOM 21'9" max x 11'9" max

This light and airy reception room is well presented with neutral décor and has an inset fireplace housing a gas log effect fire with a stone hearth giving a lovely focal point to the room. There is a good amount of space to accommodate free standing living room and dining room furniture. There is underfloor heating, voice activated spot lighting. An opening leads to the breakfast kitchen and doors open to the office/utility room and back through to the entrance hallway.





BREAKFAST KITCHEN 10'5" max x 12'3" max

This extended and stylish breakfast kitchen really is the heart of the home, boasting great entertaining space and fitted with a range of high specification pale grey wall and base units, contrasting Quartz work surfaces and an inset composite sink with a Quooker mixer tap over. Integrated appliances include a NEFF electric oven, microwave oven, fridge freezer and a dishwasher. To the centre of the kitchen is a fabulous island which houses a BORA four ring induction hob with an integral extractor fan, storage and a breakfast bar provides space for informal dining. Complimentary heated tile flooring flows underfoot and spotlights to the vaulted ceiling complete the look. Two sets of bifold doors with integral blinds open to the garden and two automatic Velux windows flood the room with natural light. An opening leads through to the living dining kitchen.





OFFICE/UTILITY 18'11" max x 7'2" max

Located to the rear of the property and overlooking the garden is this versatile room which is currently used as a home office with feature panelled walls, a space which could be utilised as a ground floor W.C (plumbing in place) and a utility area which has white gloss units, a stainless steel sink with mixer tap, plumbing for a washing machine and space for a tumble dryer. There is underfloor heating, spotlighting and doors open to the living dining room, entrance hallway and a composite stable door leads to the rear garden.



FIRST FLOOR LANDING

Stairs ascend to the first floor landing with a hatch providing access to the part boarded loft and doors lead through to four bedrooms and the family bathroom.



BEDROOM ONE 14'11" max x 9'3" max

This superb double bedroom is positioned at the rear of the property with fantastic views over the rear garden and the River Holme through a set of french doors with a glass balustrade. The room is beautifully decorated and has ample room for freestanding furniture. A hatch with a pull down ladder gives access to a boarded and carpeted attic room. An opening leads to through to the ensuite shower room with dressing area and a door opens back through to the landing.



EN SUITE / DRESSING AREA 6'10" max x 6'3" max

A passage with a bank of sliding wardrobes lead from bedroom one to an ensuite shower room with dual aspect windows. Comprising of a wall hung hand wash basin with a mixer tap, a corner waterfall shower with a glass screen, fitted cabinetry, a chrome towel radiator and spotlighting to the ceiling.



BEDROOM TWO 10'9" apx x 10'1" apx

A generous and neutrally decorated double bedroom positioned to the rear of the property. There is a bank of fitted wardrobes, space for freestanding furniture and a door leads to the landing.



BEDROOM THREE 10'3" apx x 10'0" apx

Located to the front of the property is another nicely decorated double bedroom with ample space for freestanding bedroom furniture and a bank of fitted sliding wardrobes. A large window provides views over the driveway, street scene and a door leads through to the landing.



BEDROOM FOUR 7'3" max x 7'2" apx

Currently used as a dressing room is this bright single bedroom located to the front of the property. There is space for freestanding bedroom furniture and a door leads through to the landing.



FAMILY BATHROOM 7'6" apx x 7'2" apx

This attractive family bathroom is fitted with a white suite, including a freestanding bath with a wall mixer tap, a double walk in waterfall shower with a glass screen, vanity hand wash basin with mixer tap and a low level W.C. The room is fully tiled with complimentary heated tile flooring underfoot, an anthracite towel radiator and remote controlled lighting to the ceiling. A rear obscure window allows light to flow through and a door leads to the landing.

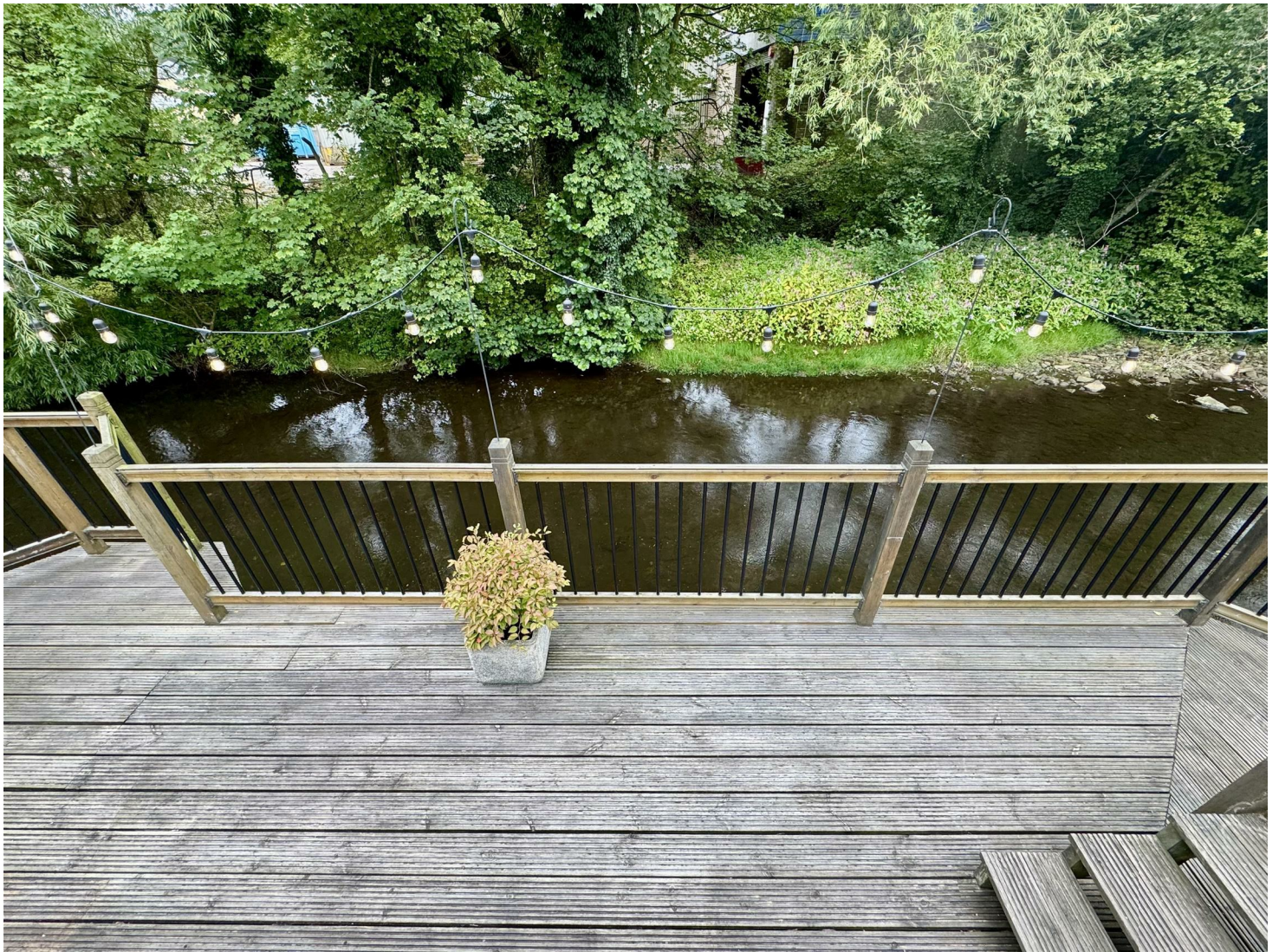


REAR GARDEN

This generous size and low maintenance paved rear garden can be accessed through from the breakfast kitchen and the home office/utility. This space is surrounded with glass balustrades and is zoned with areas ideal to sit out, having ample space for entertaining, Al fresco dining and barbecues. The garden also benefits from a water tap and outdoor electric points. Timber steps descend to a decked area which sits directly over the river Holme offering a peaceful retreat for relaxing and enjoying the lovely views.







EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a good size driveway which has space for multiple vehicles leading to an integral single garage with power, light, an electric door and a lawn area with colourful flower bed borders.





***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band C

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / Driveway

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

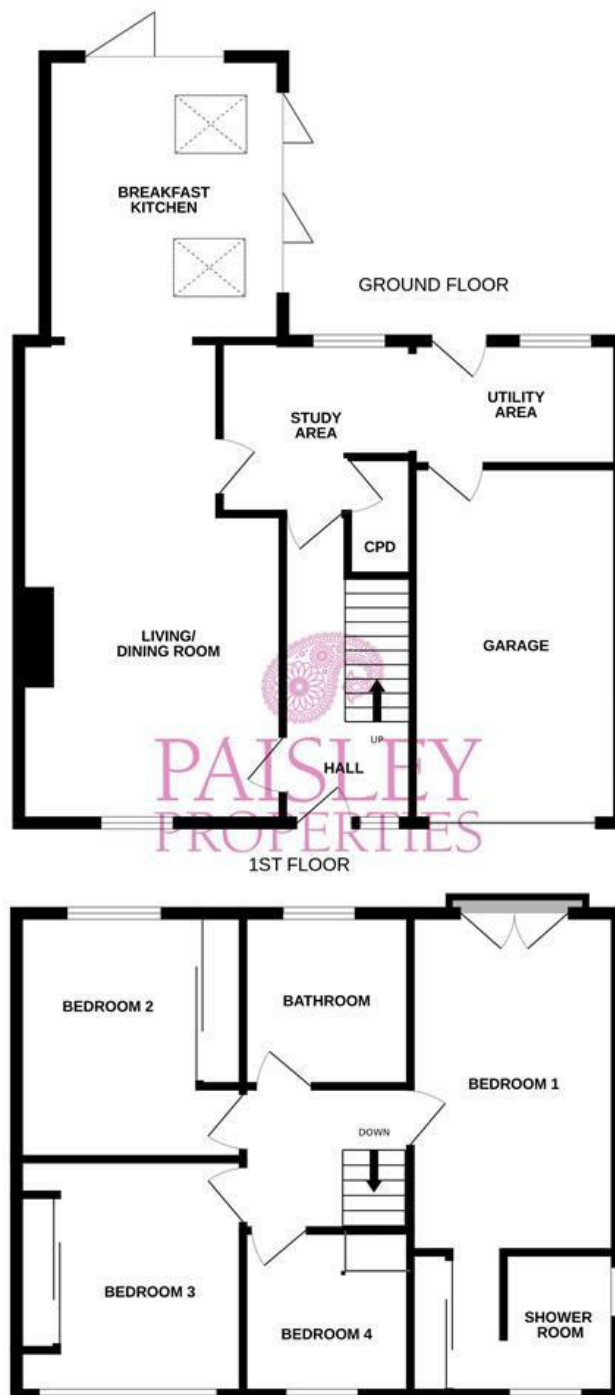
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
	73	79	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

PAISLEY
PROPERTIES