



## 40 Penistone Road

New Mill, Holmfirth, HD9 7BT

A very spacious two double bedroom cottage in the heart of New Mill a short walk from all the local amenities. To the rear is a sheltered yard area for sitting out as well as two off road parking spaces and small outbuilding. The accommodation briefly comprises entrance lobby, lounge with wood burning stove, dining kitchen, downstairs WC. To the first floor are two double bedrooms and family bathroom. Yard, outbuilding and additional garden area. Gas central heating and double glazing.

O.I.R.O £175,000

# 40 Penistone Road

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- A LARGE TWO DOUBLE BEDROOM COTTAGE
- CENTRAL VILLAGE LOCATION
- HUGE KINGSIZE MASTER BEDROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- DINING KITCHEN, LOUNGE AND GROUND FLOOR WC
- YARD AREA TO THE REAR, OFF ROAD PARKING AND SEATING AREA

## Entrance

## Lounge

12'8" x 11'11" (3.86m x 3.63m)

## Dining Kitchen

16'0" x 9'10" (4.88m x 3.00m)

## Downstairs WC

5'0" x 3'2" (1.52m x 0.97m)

## First Floor Landing

## Master Bedroom

16'1" x 11'10" (4.90m x 3.61m)

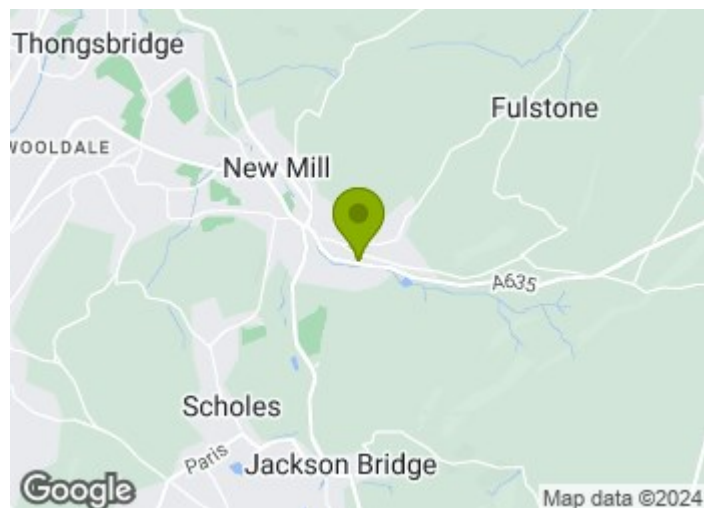
## Bedroom 2

9'11" x 9'11" (3.02m x 3.02m)

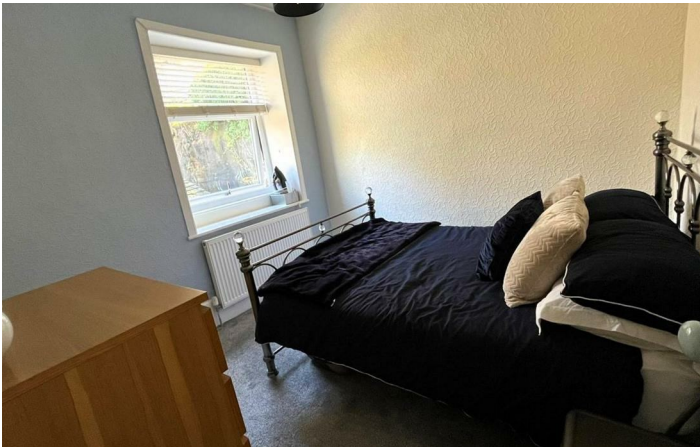
## Bathroom

7'3" x 5'11" (2.21m x 1.80m)

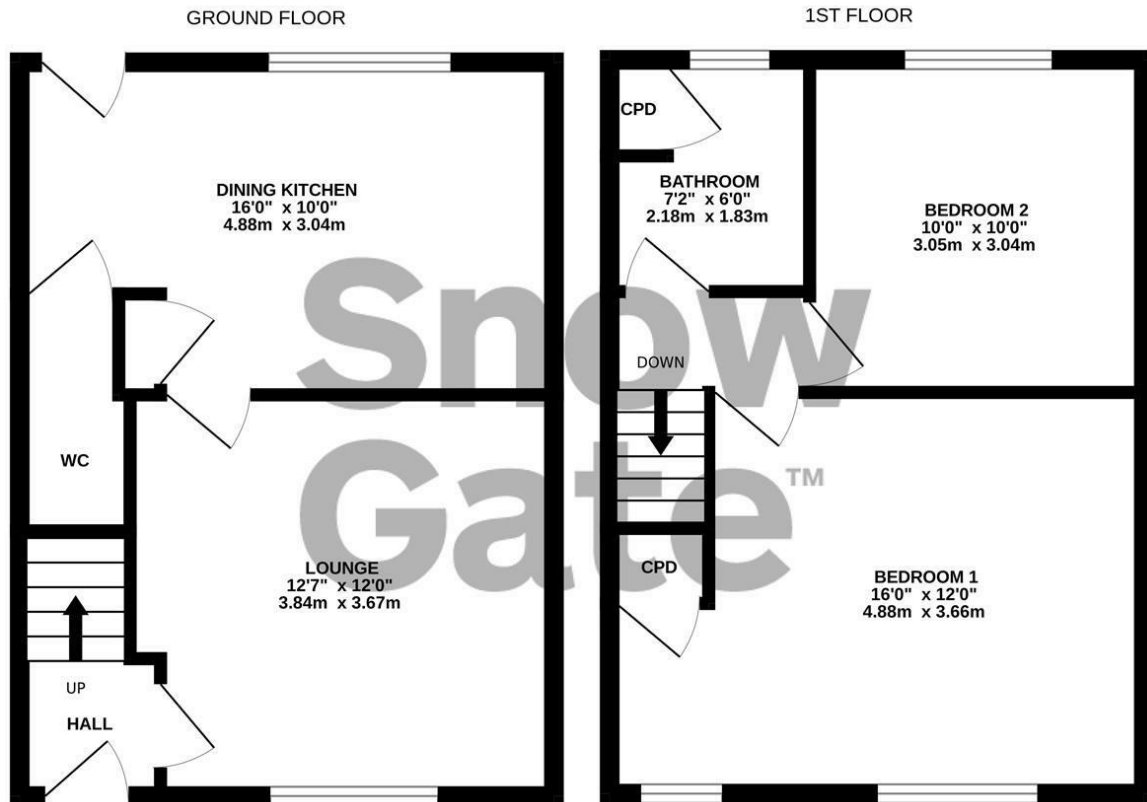
## Outside and off road parking



## Directions

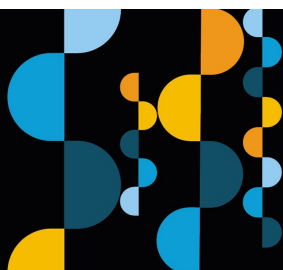
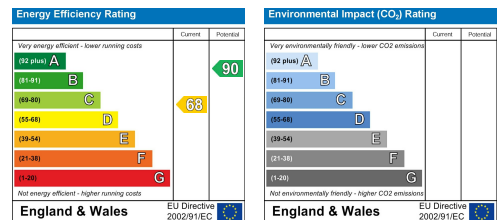


# Floor Plan



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.  
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