



Snow Gate™

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20 Upper Fold

New Mill, Holmfirth, HD9 1LA

Conveniently situated in the heart of New Mill is this spacious three-bedroom end terrace. Briefly comprising of a generous sized open plan dining kitchen together with characterful lounge boasting a log burning stove. To the first floor are two double bedrooms and one good size single bedroom and a modern house bathroom. Also benefiting from a sizable garden and ample parking for several vehicles.

New Mill is one of many Holme Valley villages with transport links to Holmfirth, Huddersfield & Wakefield. Easy access towards the M1 for Leeds, Sheffield and beyond.

No upper chain.

O.I.R.O £325,000

20 Upper Fold

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- SPACIOUS THREE-BEDROOM END TERRACE
- CONTEMPORARY FIXTURES & FITTINGS
- OPEN PLAN DINING KITCHEN
- LARGE LAWN AREA AND AMPLE PARKING
- CHARACTERFUL LOUNGE WITH LOG BURNING STOVE
- VILLAGE CENTRE LOCATION AND NO UPPER CHAIN

Entrance

Dining Kitchen

21'10 x 10'6 (6.65m x 3.20m)

Lounge

17'6 x 14'0 (5.33m x 4.27m)

First Floor Landing

Bedroom One

14'4 x 9'3 (4.37m x 2.82m)

Bedroom Two

10'6 x 9'2 (3.20m x 2.79m)

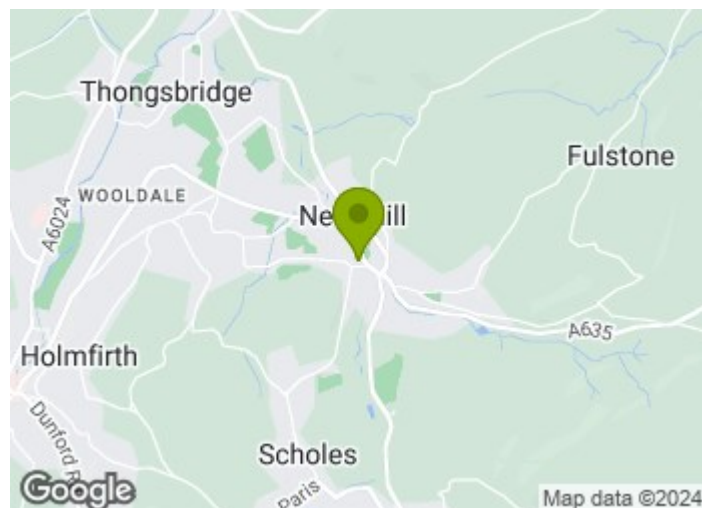
Bedroom Three

10'4 x 6'4 (3.15m x 1.93m)

Bathroom

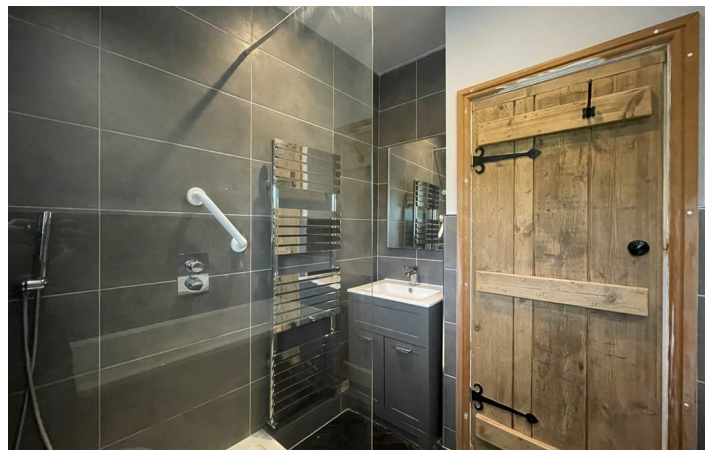
7'9 x 6'0 (2.36m x 1.83m)

Externally

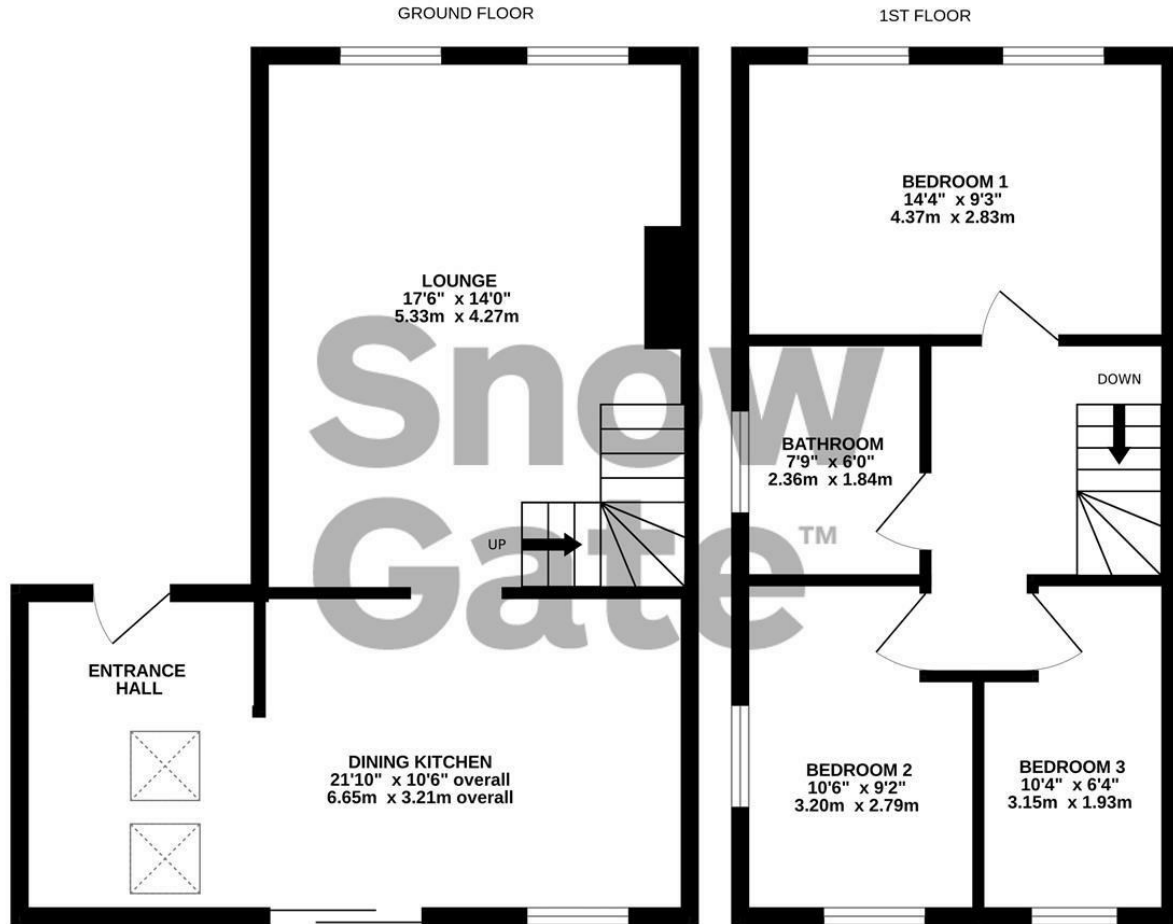


Directions

From the centre of New Mill take Greenhill Bank Road and then immediately right into Upper Fold where the property can be found at the end of the shared driveway.

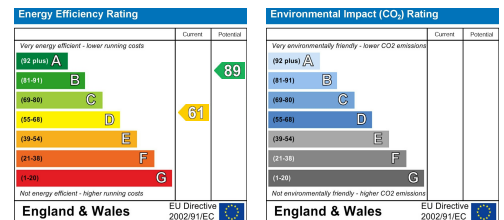


Floor Plan



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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