



49 Wildspur Mills

£315,000

New Mill, Holmfirth, HD9 7BA

A four bedroom townhouse in this rural riverside location with attractive woodland and river views conveniently located for the village amenities set in approximately 20 acres of beautiful communal grounds and woodland. The Property is immaculate throughout with spacious entrance hallway, integral hallway, downstairs wc, under stairs cupboard and dining kitchen with decked riverside balcony off. To the first floor are the lounge with glass wall and sliding doors to the decked terrace, family bathroom and double bedroom/second reception room. To the second floor are three further bedrooms, master with ensuite and airing cupboard. Plenty of off road private visitor and resident parking.

The property is ideally located to access all the Holme Valley amenities and is within the catchment area for local outstanding schools and colleges. Centrally located between Manchester, Leeds and Sheffield it is also a commuter's paradise.

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- FOUR BEDROOM RIVER SIDE TOWNHOUSE WITH WOODLAND VIEWS
- STUNNING SETTING OF APPROXIMATELY 20 ACRES OF COMMUNAL GROUNDS
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- TWO DECKED RIVERSIDE BALCONIES
- INTEGRAL GARAGE AND VISITOR PARKING
- NEWLY FITTED DINING KITCHEN WITH INTEGRAL APPLIANCES

Entrance

Integral Garage

16'9" x 8'2" (5.11m x 2.49m)

Ground Floor WC

5'11" x 3'4" (1.80m x 1.02m)

Dining Kitchen

15'0" x 10'8" (4.57m x 3.25m)

First Floor Landing

Lounge

15'0" x 14'7" (4.57m x 4.45m)

Bathroom

7'11" x 5'6" (2.41m x 1.68m)

Kingsize Bedroom/Second Reception Room

15'0" x 9'5" (4.57m x 2.87m)

Second Floor Landing

Master Bedroom

15'0" x 10'9" (4.57m x 3.28m)

Ensuite

7'11" x 4'10" (2.41m x 1.47m)

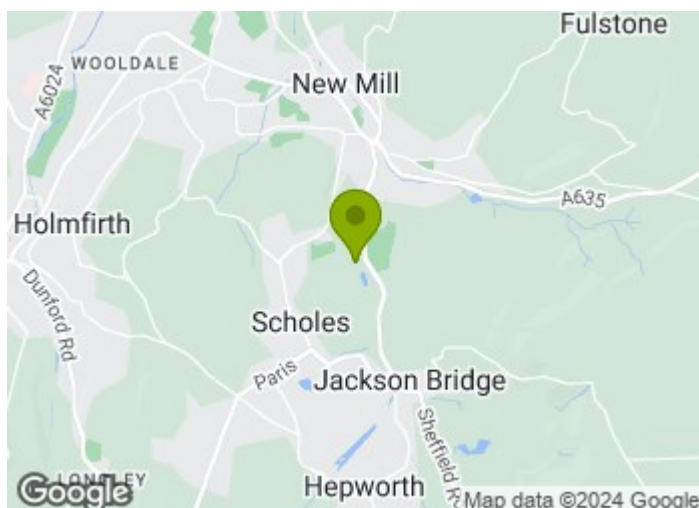
Bedroom 3

11'2" x 8'1" (3.40m x 2.46m)

Bedroom 4

10'11" x 6'6" (3.33m x 1.98m)

Outside

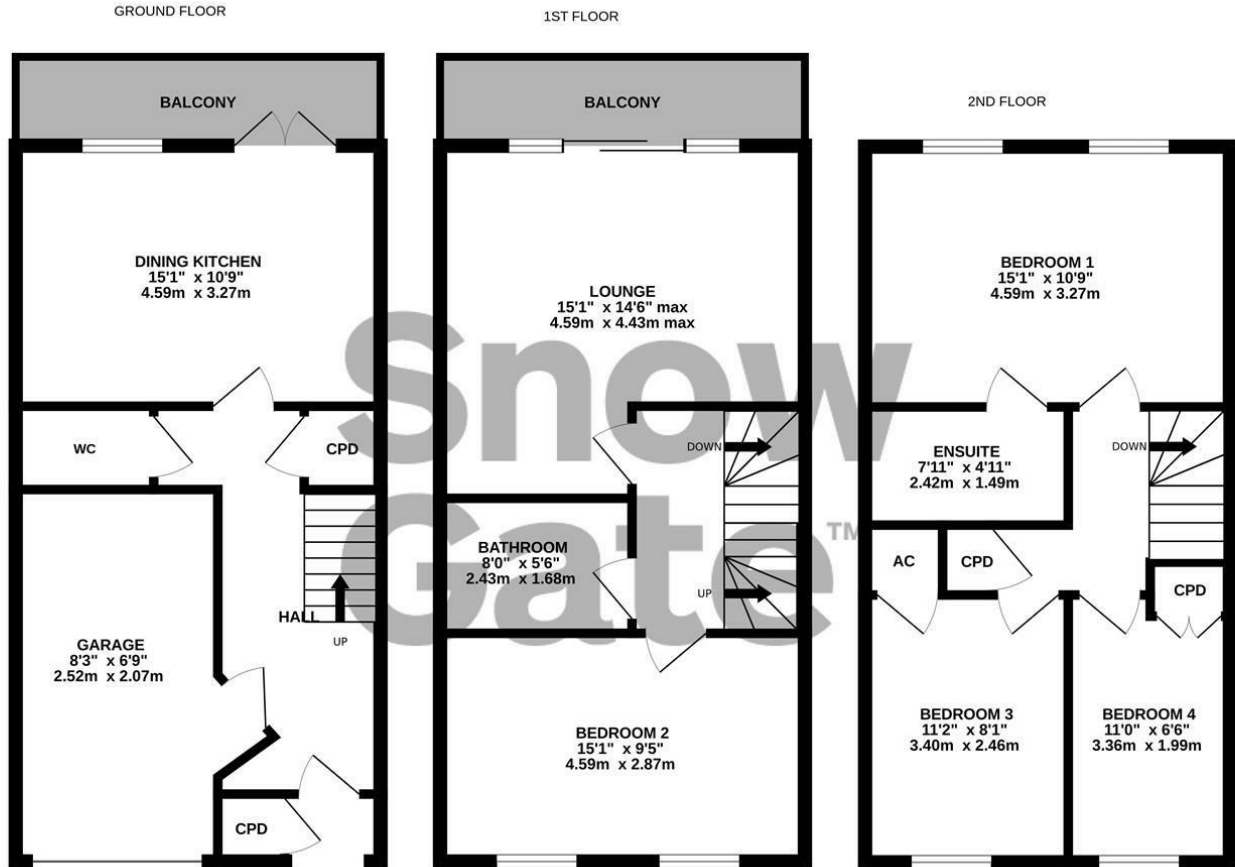


Directions

From New Mill centre take Sheffield Road towards Jackson Bridge/Hepworth. Wildspur Mills can be found on the right hand side after approx 600m

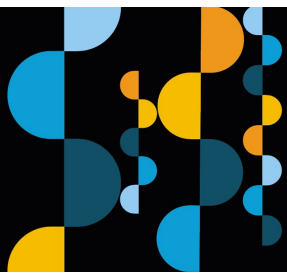
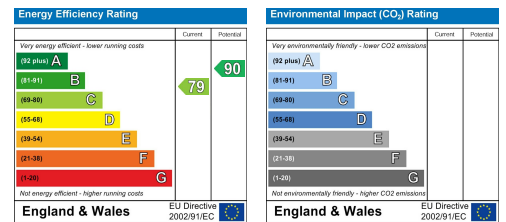


Floor Plan



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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Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk