



Abingdon, Hey Bottom off Sheffield Road

New Mill, Holmfirth, HD9 7EJ

This represents a huge opportunity to purchase a chocolate box period cottage which is truly hidden away in this secluded position just above the heart of this picturesque village just a few minutes walk from all the local amenities. Full of character with far reaching views the accommodation briefly comprises flagged hallway, downstairs wc/utility, lounge, family room and kitchen. To the first floor are three bedrooms and a family bathroom. To the outside is off road parking, front garden and detached garage with separate utility area. Stunning Private Position.

£350,000

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- SECLUDED THREE BEDROOM CHARACTER COTTAGE
- VERY ATTRACTIVE RURAL VIEWS
- TWO RECEPTION ROOMS AND SPACIOUS UTILITY/WC
- PRIVATE POSITION A SHORT WALK FROM VILLAGE CENTRE
- EXPOSED BEAMS AND MULLION WINDOWS
- OFF ROAD PARKING AND DETACHED GARAGE

Entrance

WC/Utility

10'0" x 5'11" (3.05m x 1.80m)

Lounge

22'11" x 11'11" (6.99m x 3.63m)

Family Room

15'4" x 8'9" (4.67m x 2.67m)

Kitchen

10'9" x 5'8" (3.28m x 1.73m)

First Floor Landing

Bedroom 1

12'2" x 9'1" (3.71m x 2.77m)

Bedroom 2

8'7" x 7'10" (2.62m x 2.39m)

Bedroom 3

8'6" x 6'5" (2.59m x 1.96m)

Bathroom

7'2" x 5'8" (2.18m x 1.73m)

Garage and outside utility/store

17'3" x 9'7" (5.26m x 2.92m)

Off Road Parking

Garden

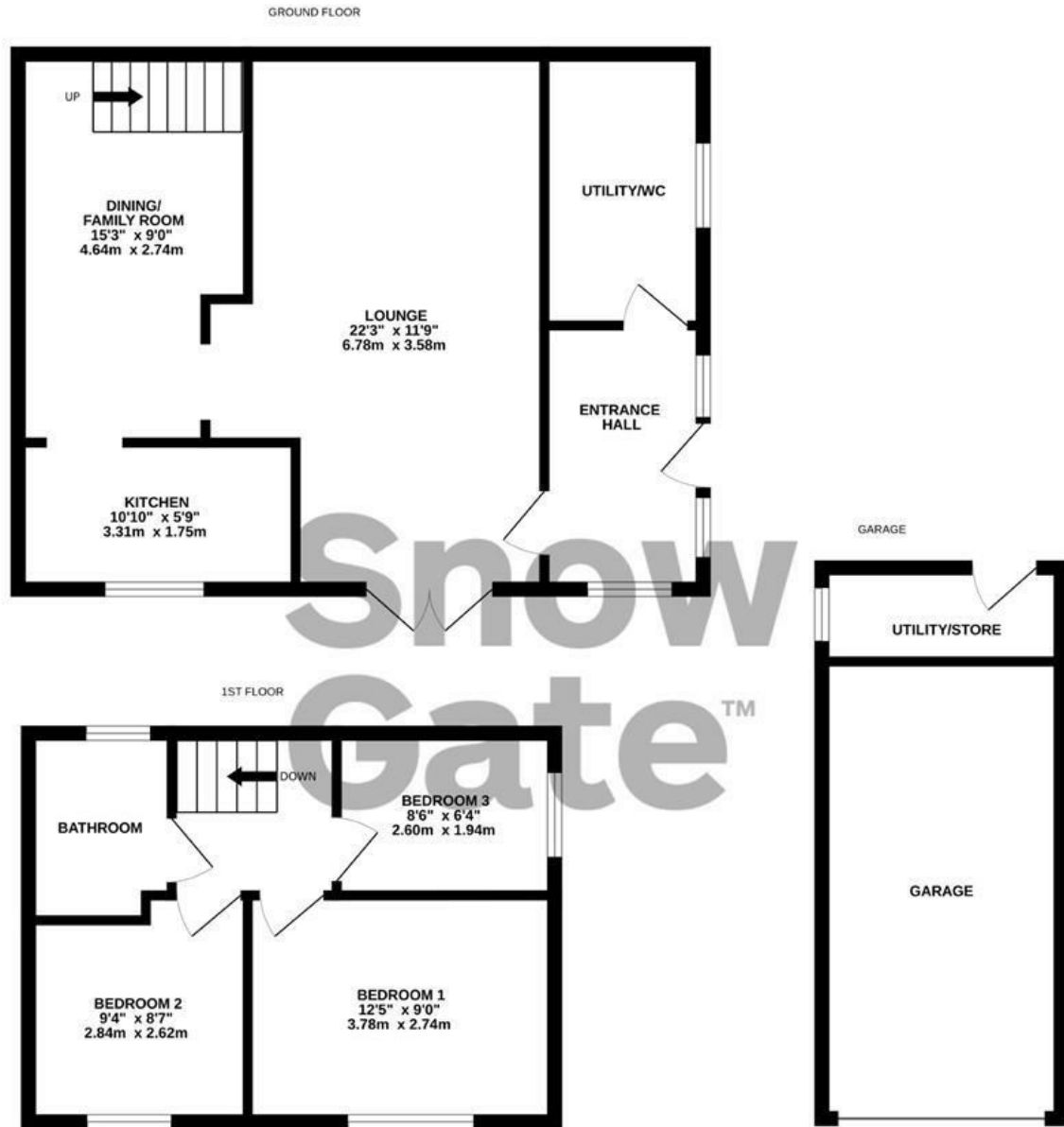


Directions

Heading out of New Mill on Sheffield Road tucked away up a small track on the left hand side just after the turning for the bowling club. Look out for the public footpath sign before the woodland begins.



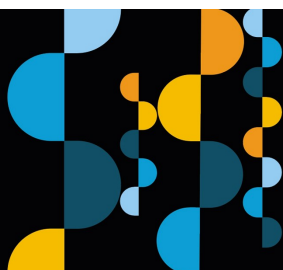
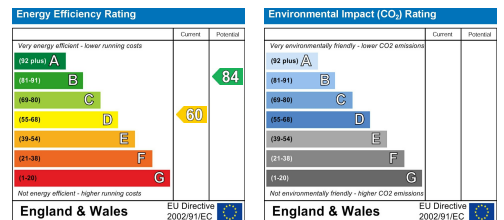
Floor Plan



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 sq.m.) approx.

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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