



Snow Gate™

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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 a secluded position just above the heart of this picturesque village only 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.

O.I.R.O £325,000

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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	Bedroom 2
WC/Utility	8'7" x 7'10" (2.62m x 2.39m)
10'0" x 5'11" (3.05m x 1.80m)	Bedroom 3
Lounge	8'6" x 6'5" (2.59m x 1.96m)
22'11" x 11'11" (6.99m x 3.63m)	Bathroom
Family Room	7'2" x 5'8" (2.18m x 1.73m)
15'4" x 8'9" (4.67m x 2.67m)	Garage and outside utility/store
Kitchen	17'3" x 9'7" (5.26m x 2.92m)
10'9" x 5'8" (3.28m x 1.73m)	Off Road Parking
First Floor Landing	Garden
Bedroom 1	
12'2" x 9'1" (3.71m x 2.77m)	

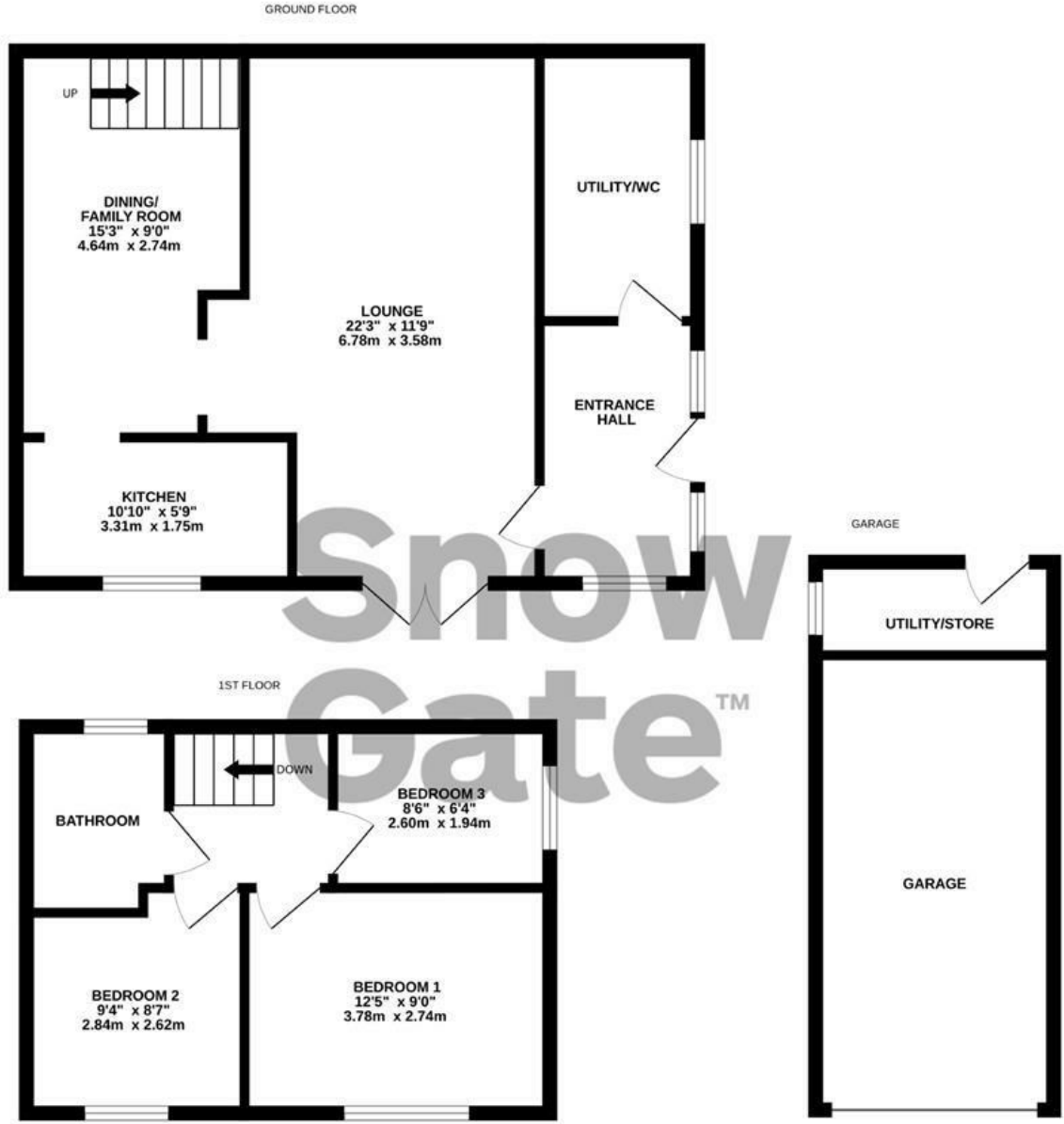


Directions

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.



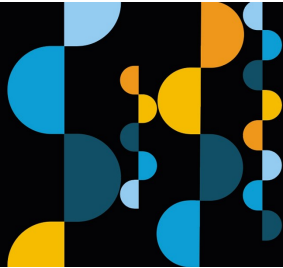
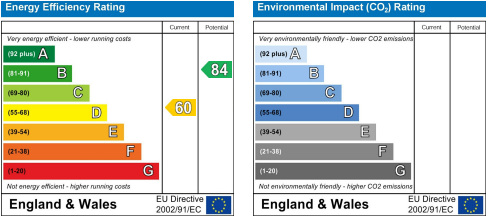
Floor Plan



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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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