



Coldhill Lane

New Mill, Holmfirth, HD9 7JX

A superb and very rare opportunity to purchase this spacious true bungalow in this very sought after rural yet convenient location on a large plot with fabulous panoramic views. The property has bags of potential to extend to either create a larger bungalow, two storey house or complete re-development subject to all the usual planning requirements. Briefly comprises spacious hallway, kitchen, lounge, dining room, garden room, three/four bedrooms, master with ensuite and dressing room and a family bathroom. Double garage, loads of off road parking and beautiful gardens. The potential is large as is the plot approx 0.5 acre!

O.I.R.O £700,000

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- THREE/FOUR BEDROOM TRUE BUNGALOW IN VERY SOUGHT AFTER LOCATION
- EXCELLENT CONDITION THROUGHOUT WITH MODERN FIXTURES AND FITTINGS
- AMAZING VIEWS AND LARGE GARDENS (APPROXIMATELY HALF AN ACREA)
- THREE RECEPTION ROOMS AND MASTER BEDROOM WITH DRESSING ROOM AND ENSUITE
- HUGE POTENTIAL FOR EXTENSION AND/OR REDEVELOPMENT
- PLENTY OFF ROAD PARKING AND INTEGRAL DOUBLE GARAGE

Entrance Hallway

13'9" x 7'9" (4.19m x 2.36m)

Kitchen

9'10" x 8'7" (3.00m x 2.62m)

Living Room

19'11" x 11'4" (6.07m x 3.45m)

Dining Room

13'3" x 10'0" (4.04m x 3.05m)

Garden Room

13'3" x 12'7" (4.04m x 3.84m)

Master Bedroom

23'1" x 9'8" (7.04m x 2.95m)

Dressing Room

6'5" x 6'4" (1.96m x 1.93m)

Ensuite/Bathroom

6'9" x 6'6" (2.06m x 1.98m)

Bedroom 2

14'10" x 11'5" (4.52m x 3.48m)

Dressing Room/Study

11'4" x 4'4" (3.45m x 1.32m)

Bedroom 3

11'3" x 10'4" (3.43m x 3.15m)

Shower Room

9'8" x 6'0" (2.95m x 1.83m)

Double Garage

19'8" x 19'7" (5.99m x 5.97m)

Off Road Parking

Gardens



Directions

From the centre of New Mill take Huddersfield Road towards Brockholes/Honley/Huddersfield. At the first bend turn right onto Coldhill Lane where the property can be found on the left hand side.



