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## Coldhill Lane

New Mill, Holmfirth, HD9 7JX

TEMPORARY REDUCTION - 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 £675,000



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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**

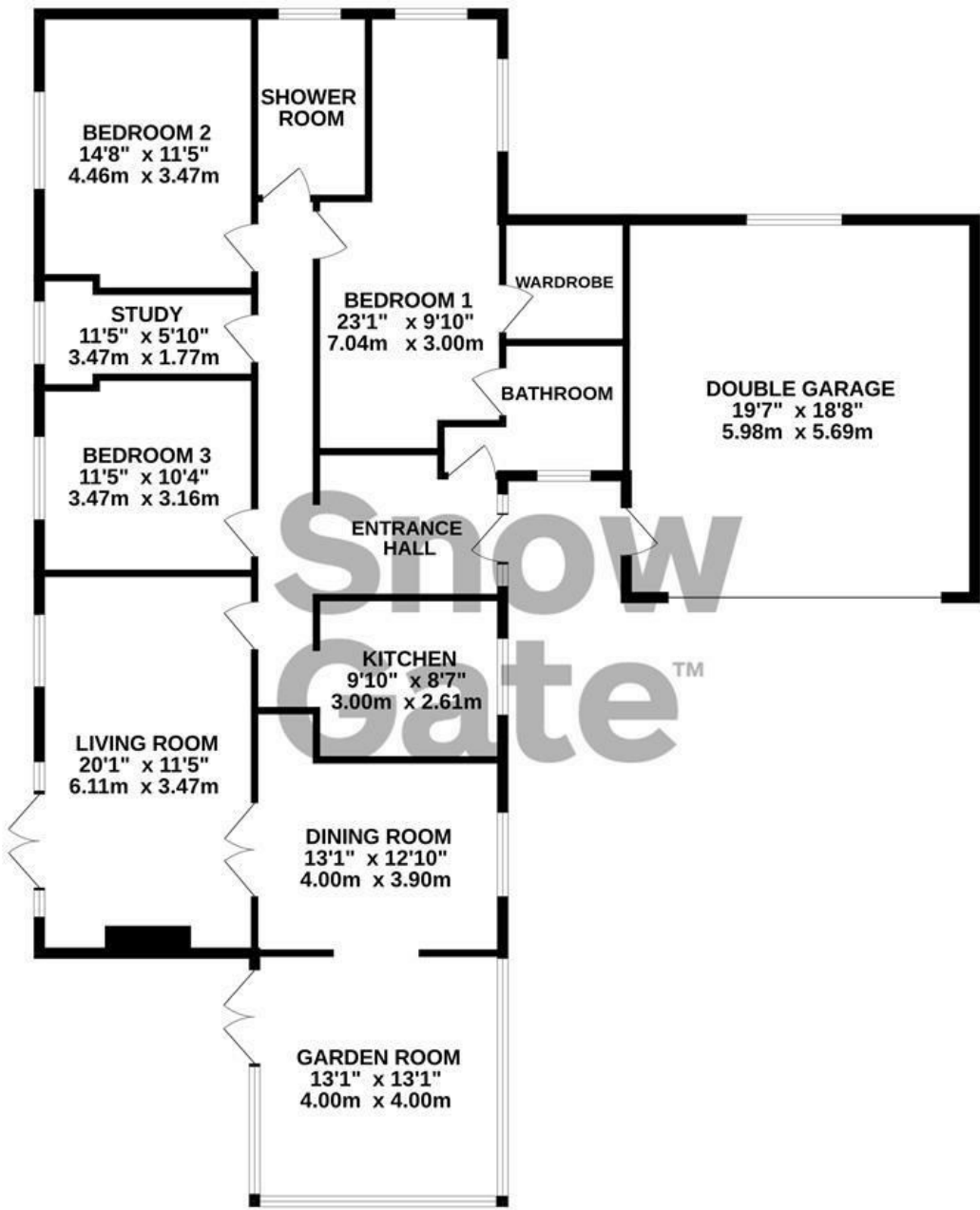


**Directions**

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.



Floor Plan



TOTAL FLOOR AREA : 1843 sq.ft. (171.2 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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