



6 Water Row

New Mill, Holmfirth, HD9 7JS

A superb stone built end period cottage formerly known as Water Hall, dating back to 1850. This charming home is tucked away just off the centre of the village and boasts a wealth of fine period features, fixtures and fittings, with gas central heating and double glazing.

Briefly comprising grand entrance hallway with large beautiful reception room, vaulted kitchen and separate utility, two first floor double bedrooms and house bathroom. Off road parking and pleasant sitting out area to the front.

New Mill is a popular and sought after village with Parish Church and all the usual local amenities. Excellent commuting links by car or bus in all directions to Holmfirth, Huddersfield, Wakefield or Sheffield plus closeby railway stations at Stocksmoor, Shepley or Brockholes.

£225,000

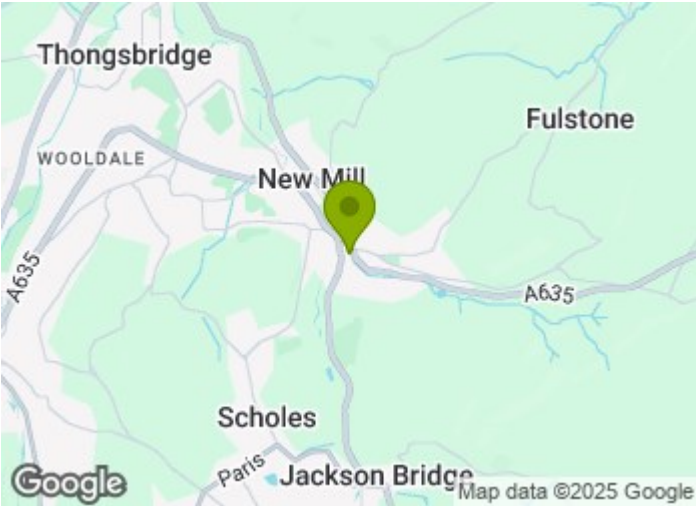
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- BURSTING WITH ORIGINAL PERIOD FEATURES DATING BACK TO 1850
- CHARMING STONE BUILT CHARACTER COTTAGE
- HEART OF VILLAGE LOCATION WITH DRIVEWAY
- TWO DOUBLE BEDROOMS & FOUR PIECE BATHROOM SUITE
- BEAUTIFUL MAIN RECEPTION ROOM & VAULTED KITCHEN WITH UTILITY
- EASY ACCESS TO CLOSEBY VILLAGES & RAILWAY NETWORK

Entrance Hallway	Bathroom
Lounge 16'7 x 15'1 (max) (5.05m x 4.60m (max))	10'3 (max) x 9'6 (3.12m (max) x 2.90m)
Breakfast Kitchen 15'11 x 8'2 (4.85m x 2.49m)	Loft
Utility/Pantry 8'2 x 7'4 (2.49m x 2.24m)	External
First Floor Landing	
Main Bedroom 11'1" (max) x 10'2" (3.38m (max) x 3.10m)	
Second Bedroom 10'11 (max) x 8'8 (3.33m (max) x 2.64m)	

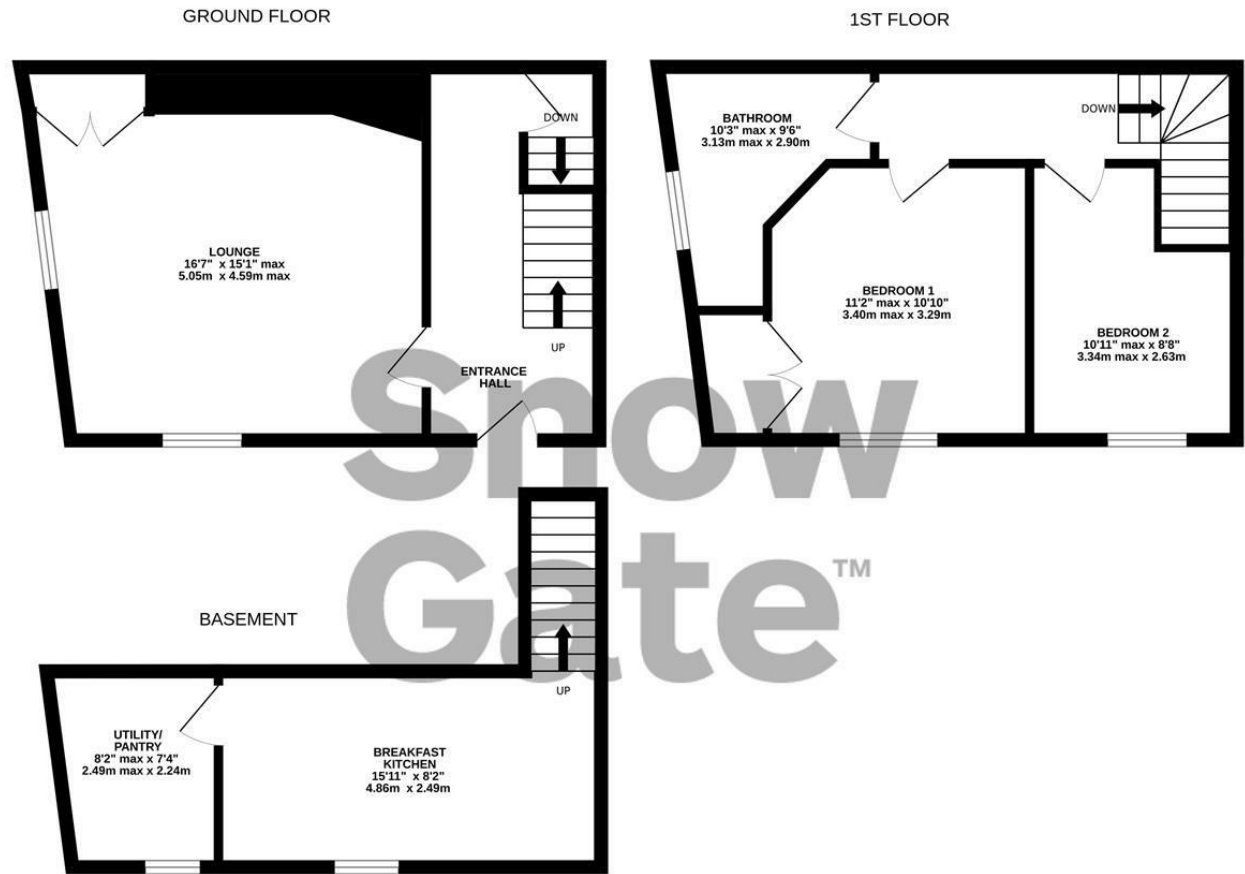


Directions

From Holmfirth centre follow the A635 into New Mill. Take Sheffield Road towards Jackson Bridge. Water Row can be found on the left hand side just after the first bus stop and pedestrian crossing.



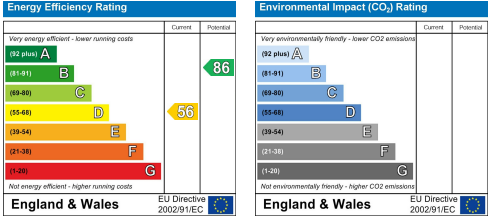
Floor Plan



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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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