



## 3 Lower Mill Lane

Holmfirth, HD9 2JB

£350,000

Ideally located for access to all of Holmfirth's outstanding amenities, this four bedroom spacious townhouse ticks many boxes. Briefly comprising entrance hallway, integral garage, utility, downstairs WC and understairs storage, to the first floor an open plan living/dining room with doors to the enclosed rear garden, contemporary kitchen and bistro balcony, the second floor accommodation offers three good sized bedrooms and family bathroom and finally the penthouse master suite with separate ensuite shower room, walk in wardrobe and plenty of storage.

The property has recently had new UPVC windows and doors throughout and a fully landscaped garden with several terraces. A great opportunity for the growing family with four bedrooms, two bathrooms, garage, driveway, garden and all the delights of Holmfirth on the doorstep.

Viewing is essential to appreciate the space on offer and is available with no upper chain.



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- SPACIOUS FOUR BEDROOM TOWNHOUSE
- INTEGRAL GARAGE & OFF ROAD PARKING
- ENCLOSED REAR GARDEN & BISTRO BALCONY
- RIVERSIDE SETTING IN THE HEART OF HOLMFIRTH
- CONTEMPORARY KITCHEN & BATHROOMS
- NEW UPVC WINDOWS & DOORS THROUGHOUT

## Entrance Porch

## Integral Garage

24'4 x 9'6 (7.42m x 2.90m)

## Utility Room

6'11 6'3 (2.11m 1.91m)

## WC

## First Floor Hallway

## Lounge

16'1 x 14'7 (4.90m x 4.45m)

## Dining Area

9'4 x 8'1 (2.84m x 2.46m)

## Kitchen

11'9 x 9'3 (3.58m x 2.82m)

## Balcony

## Second Floor Landing

## Bedroom 2

13'6 x 9'3 (4.11m x 2.82m)

## Bedroom 3

10'9 x 9'4 (3.28m x 2.84m)

## Bedroom 4

10'1 x 7'1 (3.07m x 2.16m)

## House Bathroom

9'4 x 6'6 (2.84m x 1.98m)

## Penthouse Master Suite

## Master Bedroom

16'1 x 13'1 (4.90m x 3.99m)

## Ensuite

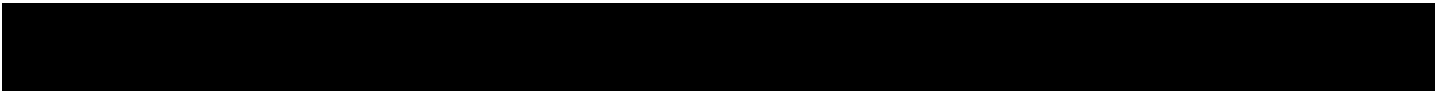
## Walk In Wardrobe/Storage

## Garden



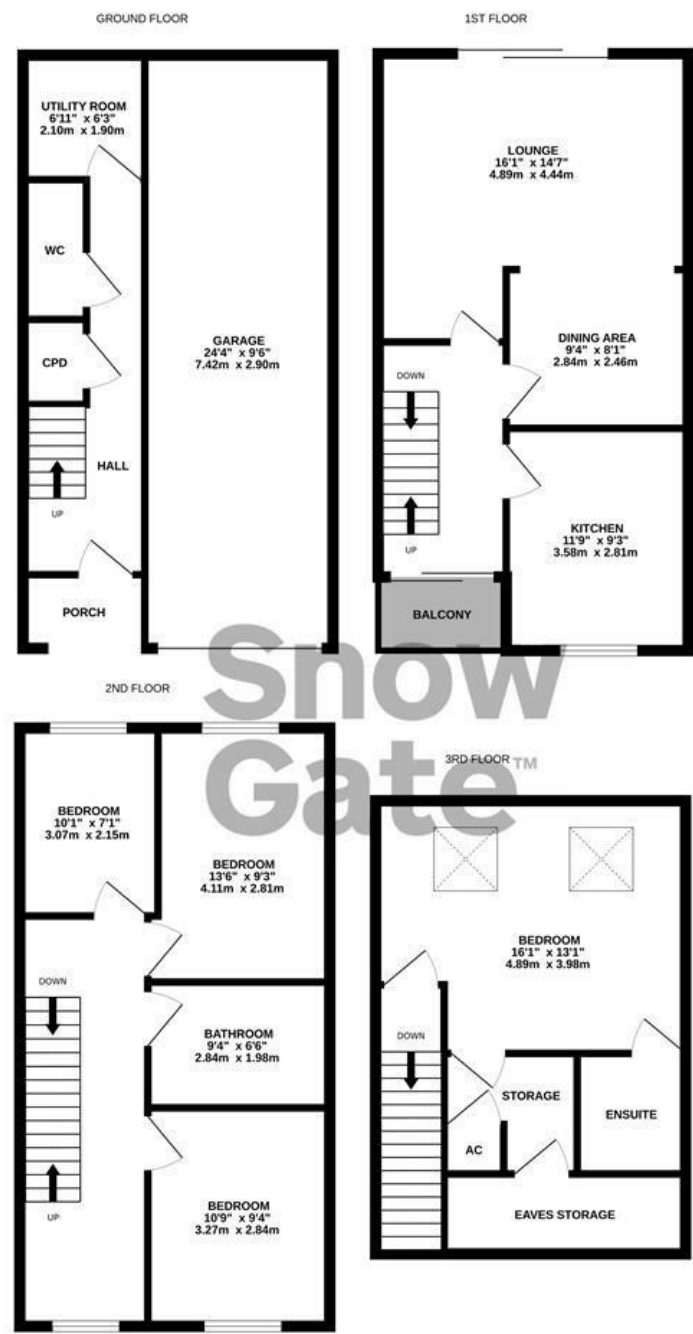
## Directions

Lower Mill Lane is located at the end of Hollowgate, the property is set back on the left hand side.





Floor Plan

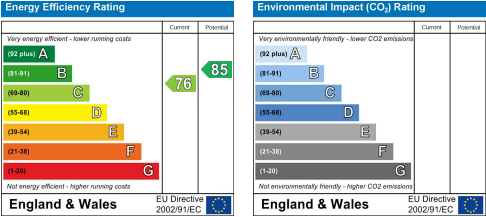


TOTAL FLOOR AREA : 1341 sq.ft. (124.6 sq.m.) approx.

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