



## Rose Bank, 50 Sheffield Road

New Mill, Holmfirth, HD9 7HA

A three bedroom period cottage with chocolate box appeal. The property is in excellent condition throughout with character features including mullion windows, exposed beams, solid fuel stove and vaulted keeping cellar. The accommodation briefly comprises entrance hallway, farmhouse kitchen, separate utility, through lounge and vaulted keeping cellar. To the first floor are three bedrooms, master with walk in wardrobe and family bathroom. Pretty, well stocked gardens to three sides, paved and decked seating areas, greenhouse, log store and summer house. Planning to create off road parking.

Ideally located for walking to the local villages of New Mill, Jackson Bridge, Scholes, Hepworth and Totties, plus excellent commuting distance to Sheffield, Manchester, Leeds and Wakefield.

**O.I.R.O £325,000**



# Rose Bank, 50 Sheffield Road

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- A BEAUTIFUL THREE BEDROOM PERIOD COTTAGE
- MASTER BEDROOM WITH WALK IN WARDROBE
- MULLION WINDOWS. EXPOSED BEAMS AND SOLID FUEL STOVE
- GREENHOUSE, LOG STORE AND SUMMERHOUSE/POTTING SHED
- FARMHOUSE DINING KITCHEN AND SEPARATE UTILITY
- GARDENS TO THREE SIDES AND PLANNING FOR OFF ROAD PARKING

## Entrance

## Dining Kitchen

## Utility/Rear Porch

8'1" x 4'11" (2.46m x 1.50m)

## Lounge

18'2" x 10'10" (5.54m x 3.30m)

## Cellar

## First Floor Landing

## Master Bedroom

11'5" x 10'4" (3.48m x 3.15m)

## Bedroom 2

9'0" x 8'11" (2.74m x 2.72m)

## Bedroom 3

9'0" x 8'11" (2.74m x 2.72m)

## Bathroom

7'2" x 5'11" (2.18m x 1.80m)

## Gardens

## Parking

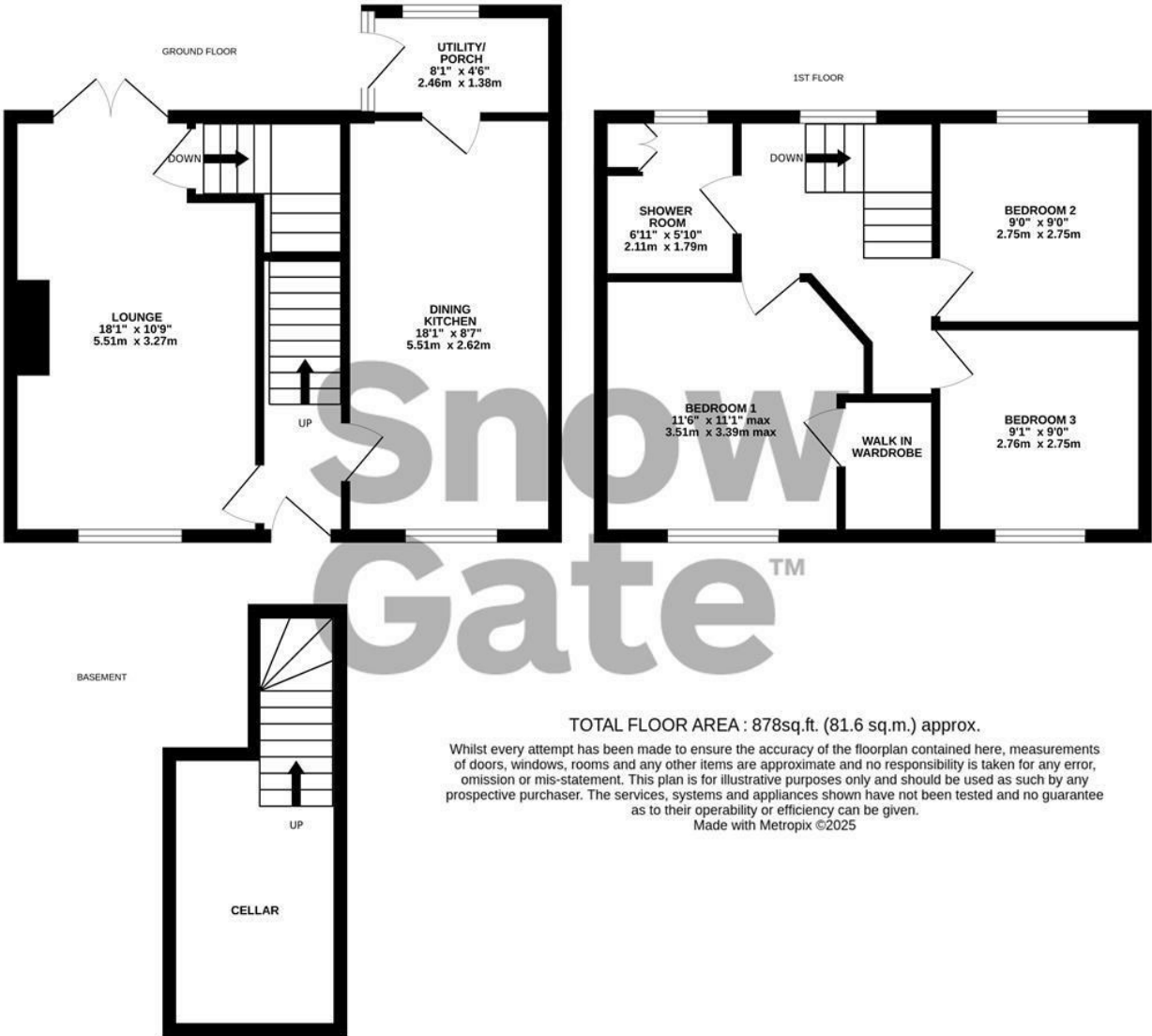


## Directions

From New Mill centre head towards Jackson Bridge/Hepworth on Sheffield Road A616. As the road levels the property can be found on the left hand side on the corner of Butterley Lane.



Floor Plan



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