



7 Syke Bottom

New Mill, Holmfirth, HD9 7DQ

A newly renovated (top to bottom) two bedroom cottage with beautiful views, front garden, outbuilding and potential for off road parking if required. Essentially a brand new house inside a period cottage with exposed beams and mullion windows, the property briefly comprises open plan living/dining kitchen with under stairs cupboard, two first floor double bedrooms and a family bathroom. Garden, outbuilding and potential for off road parking. NO VENDOR CHAIN.

O.I.R.O £225,000

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- TWO BEDROOM NEWLY RENOVATED END TERRACE RURAL COTTAGE
- BEAUTIFUL VIEWS TO FRONT AND REAR
- SOUGHT AFTER LOCATION IDEAL FOR COUNTRYSIDE AND COMMUTING
- BRAND NEW CENTRAL HEATING, RE-WIRED PLUS NEW KITCHEN AND BATHROOM
- LARGE FRONT GARDEN AND OUTBUILDING WITH POTENTIAL
- NO VENDOR CHAIN

GENERAL NOTE

Parking

Entrance

Open Plan Living Accommodation
18'1" x 17'9" (5.51m x 5.41m)

Kitchen Area

Lounge Area

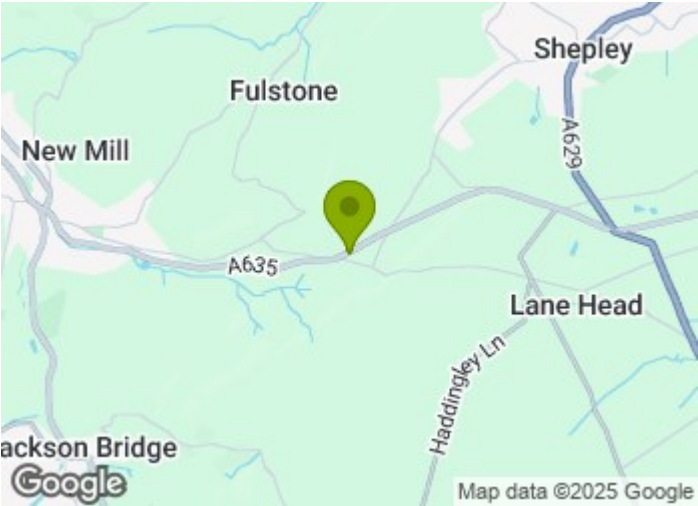
First Floor Landing

Master Bedroom
11'6" x 10'4" (3.51m x 3.15m)

Bedroom 2
11'7" x 7'7" (3.53m x 2.31m)

Bathroom
8'8" x 6'2" (2.64m x 1.88m)

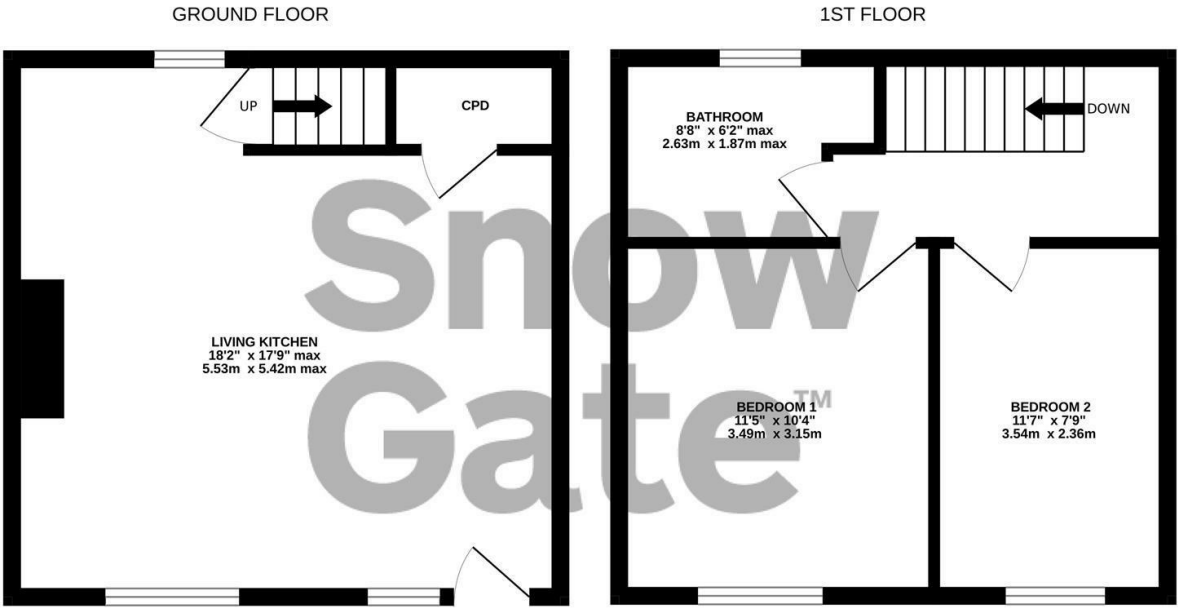
Garden



Directions
The property is located between New Mill and Shepley off Penistone Road close to the junction of Horn Lane and Gate Foot Lane.



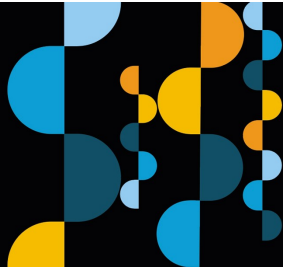
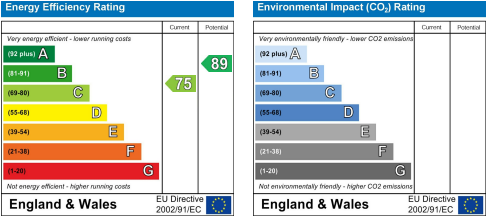
Floor Plan



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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