



# Snow Gate™

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## 4 Penistone Road

New Mill, Holmfirth, HD9 7JR

Spacious one bedroom cottage in the heart of New Mill village, recently decorated throughout with contemporary fixtures and fittings. Briefly comprising entrance lobby, living room, breakfast kitchen and cellar. To the first floor off the landing are one large bedroom and bathroom. There is a shared rear courtyard and parking in the local car parks.

New Mill offers the usual village amenities and is ideally located to access Holmfirth, Huddersfield, Wakefield & Sheffield. Nearest train stations at Brockholes, Stocks Moor & Shepley.

Available now with no onward chain.

O.I.R.O £120,000



# 4 Penistone Road

New Mill, Holmfirth, HD9 7JR



- ONE LARGE BEDROOM MID TERRACE COTTAGE
- RECENTLY DECORATED WITH NEW KITCHEN & BATHROOM
- CENTRAL VILLAGE LOCATION
- GAS CENTRAL HEATING & DOUBLE GLAZING
- IDEAL FIRST TIME BUYER OR INVESTMENT
- NO VENDOR CHAIN

## Entrance

## Living Room

19'4 x 10'9 (5.89m x 3.28m)

## Kitchen

10'6 x 7'3 (3.20m x 2.21m)

## First Floor Landing

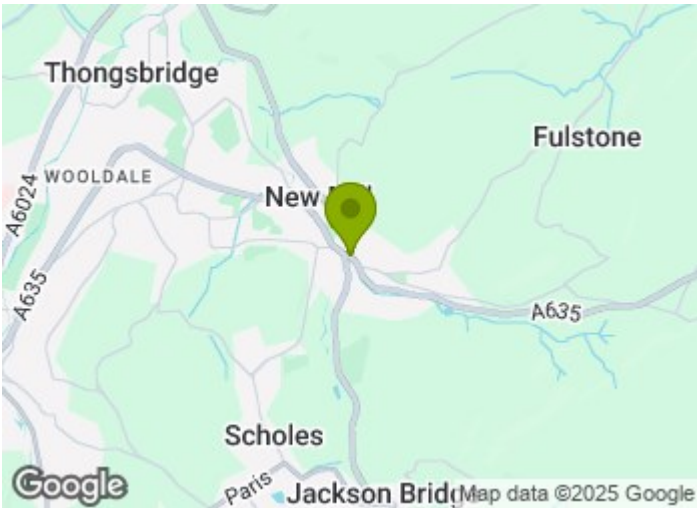
## Kingsize Bedroom

12'1 x 10'8 (3.68m x 3.25m)

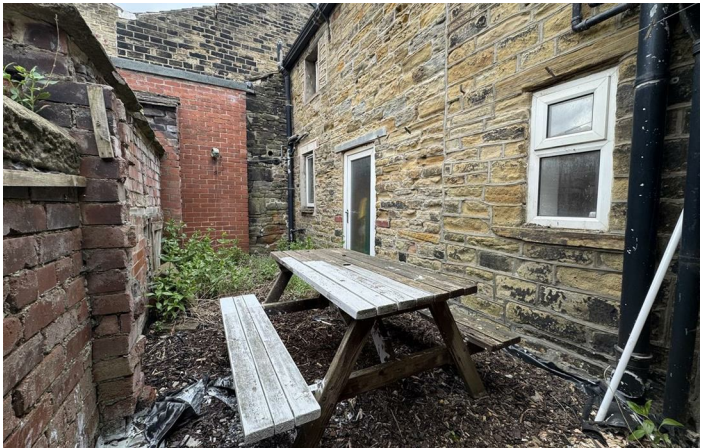
## Bathroom

8'10 x 5'4 (2.69m x 1.63m)

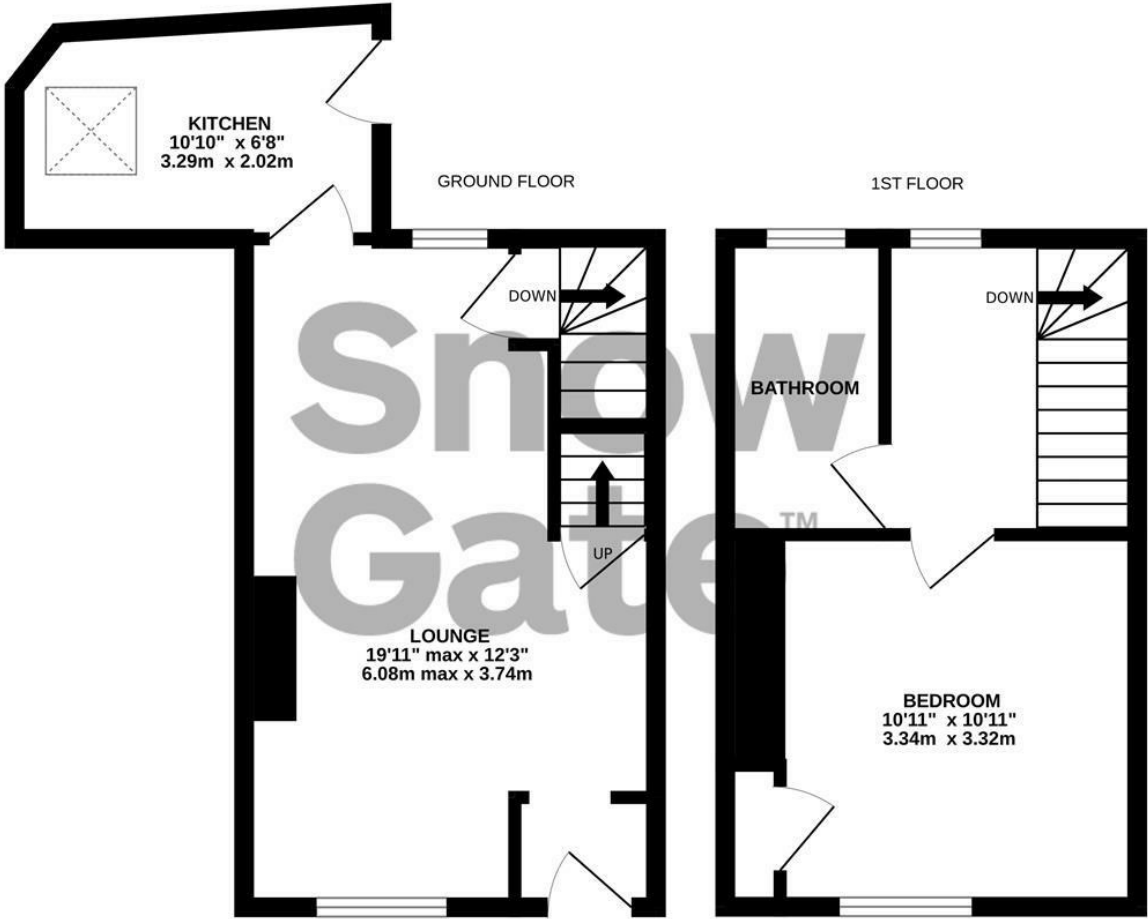
## Outside Space



## Directions



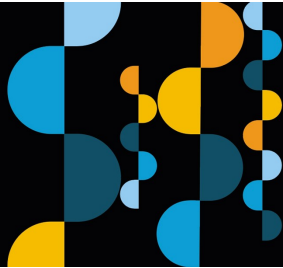
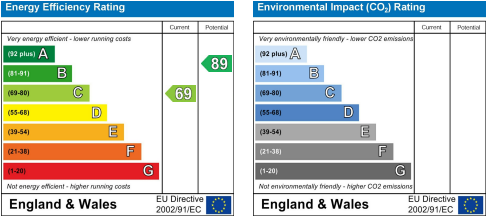
Floor Plan



TOTAL FLOOR AREA : 544 sq.ft. (50.5 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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