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9 Moorcroft Park Drive

New Mill, Holmfirth, HD9 1JH

A well-kept three bedroom semi-detached home in a popular residential area with far reaching countryside views. The property is ready for a programme of modernisation offering the future owner a superb opportunity to create a fabulous family home. With front and side access to the internal hallway the property briefly comprises two reception rooms and traditional kitchen to the ground floor, with three bedrooms and bathroom to the first floor. The property also benefits from both front and rear lawned gardens with shed, driveway providing off road parking and useful garage/workshop. Ideally situated for the local amenities of New Mill and close-by villages. Viewing highly recommended and available with no onward chain.

Offers Over £225,000

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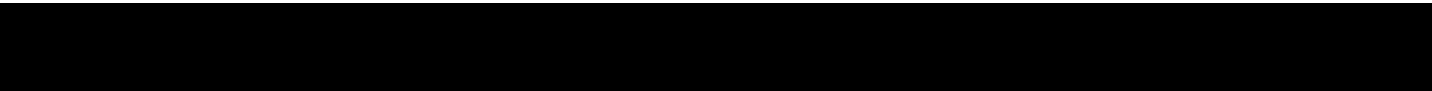


- THREE BEDROOM SEMI-DETACHED PROPERTY
- GARAGE AND OFF ROAD PARKING
- NO VENDOR CHAIN
- READY FOR A PROGRAMME OF MODERNISATION
- POPULAR RESIDENTIAL AREA CLOSE TO LOCAL AMENITIES
- FRONT AND REAR LAWNED GARDENS
- VIEWING HIGHLY RECOMMENDED

Entrance	Bathroom
Lounge 13' x 12'11 (3.96m x 3.94m)	10' x 5'10 (3.05m x 1.78m)
Dining Room 11'1 x 9'8 (3.38m x 2.95m)	Garden
Kitchen 9'1 x 8' (2.77m x 2.44m)	Garage and Parking
First Floor Landing	
Bedroom 1 13' x 11' (3.96m x 3.35m)	
Bedroom 2 11'1 x 9'8 (3.38m x 2.95m)	
Bedroom 3 9'1 x 8' (2.77m x 2.44m)	

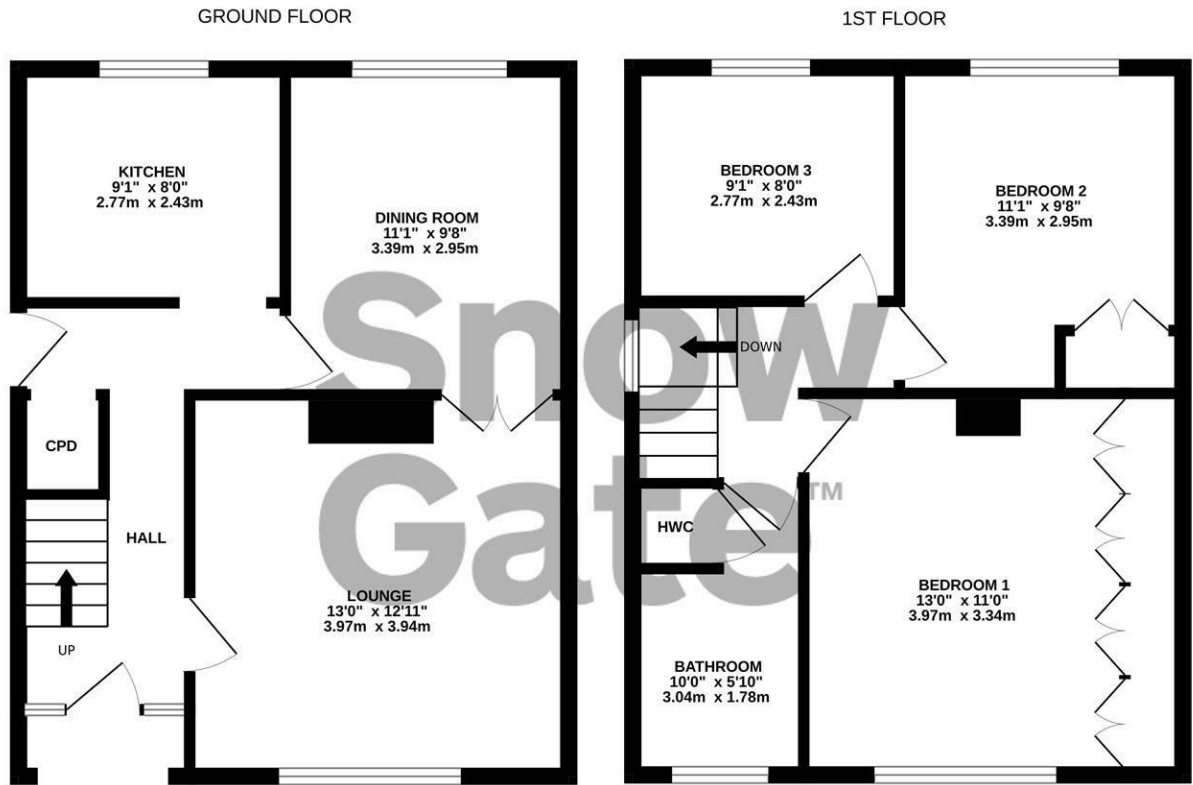


Directions





Floor Plan

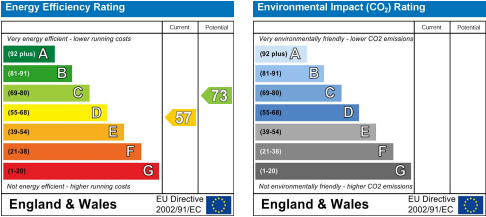


TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

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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