

# Snow Gate









# 78 Greenhill Bank Road

## New Mill, Holmfirth, HD9 1ER

A pair of quality stone built four bedroom family homes with astonishing Holme Valley views in this very sought after elevated position above the popular village of New Mill. The properties are finished to a very high standard with quality fixtures and fittings throughout and all floor coverings. To the front of the property is off road parking and a huge integral garage/workshop and to the rear a paved and artificially lawned low maintenance garden backing onto fields. Briefly comprises entrance hallway, utility room, integral garage with workshop, to the upper ground floor is an open plan living dining kitchen, separate lounge and WC, and to the first floor are four double bedrooms, master with ensuite and house bathroom.

Available for viewing immediately.

## 78 Greenhill Bank Road

New Mill, Holmfirth, HD9 1ER









- QUALITY BESPOKE FOUR BEDROOM TOWNHOUSE WITH FAR REACHING VIEWS
- ACCOMMODATION OVER THREE FLOORS
- OFF ROAD PARKING, HUGE
   BRIGHT AND SPACIOUS INTEGRAL GARAGE AND **REAR GARDEN**
- NO VENDOR CHAIN -AVAILABLE NOW
- LIVING DINING KITCHEN AND SEPARATE LOUNGE
- SOLAR PANELS AND EV CHARGE POINT

#### **General Finish**

## **Entrance**

## Utility

7'11" x 6'8" (2.425 x 2.050)

## **Integral Garage and Workshop**

23'3" x 13'11" (7.100 x 4.250)

## **Upper Ground Hallway**

#### WC

6'6" x 5'2" (2.00 x 1.6)

## **Living/Dining Kitchen**

19'4" x 19'3" max (5.9 x 5.875 max)

## Lounge

15'5" x 14'2" (4.7 x 4.325)

## **First Floor Landing**

## **Master Bedroom**

13'0" x 10'4" (3.985 x 3.150)

## **Ensuite**

7'9" x 4'11" (2.365 x 1.5)

## **Bedroom 2**

12'3" x 9'2" (3.750 x 2.8)

## **Bedroom 3**

12'5" x 11'7" max (3.8 x 3.55 max)

## **Bedroom 4**

12'3" x 9'10" (3.75 x 3.0)

## **Family Bathroom**

7'10" x 5'10" min (2.4 x 1.8 min)

## **Off Road Parking**

## Garden



#### **Directions**







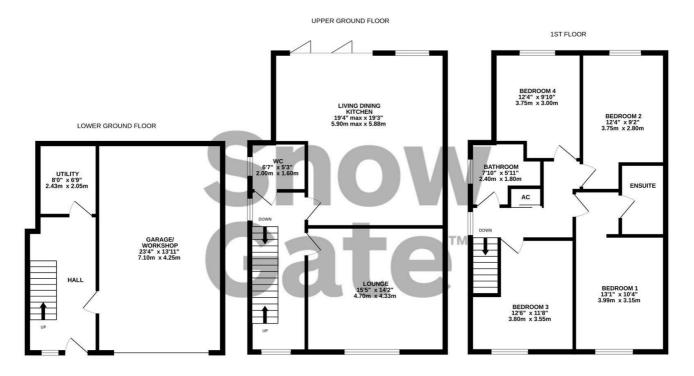












## TOTAL FLOOR AREA: 1887 sq.ft. (175.3 sq.m.) approx.

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 opperability or efficiency can be given.

Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







Estate agency Gone Gate

**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE All Enquiries: 01484 680800

**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF All Enquiries: 01924 497801