



**Daleside Avenue, New Mill Holmfirth HD9 1LT**

**welcome to**

## **Daleside Avenue, New Mill Holmfirth**

THREE BEDROOM SEMI-DETACHED FAMILY HOME LOCATED CLOSE TO LOCAL AMENITIES AND HIGHLY REGARDED SCHOOLING. WITH GARDENS TO FRONT AND REAR, DRIVEWAY & GARAGE. OFFERED FOR SALE WITH NO UPPER VENDOR CHAIN.

### **Summary**

Located in the popular village of New Mill, well placed for the local amenities and is within easy reach of the vibrant town of Holmfirth with shops, bars and restaurants and highly regarded schooling is this three bedroom brick and radom stone semi-detached property. Ready for someone to put their own stamp on. The property briefly comprises of an entrance hall, lounge with louvered doors opening up into the dining room and kitchen to the ground floor. To the first floor is three bedrooms and a bathroom. Externally the property has established gardens to front and rear. with a driveway leading to an attached single car garage.

### **Accommodation Entrance Vestibule**

Enter through double glazed door into entrance vestibule. Carpeted staircase leading to first floor. Door into lounge.

### **Lounge**

16' 5" x 11' 4" into recess ( 5.00m x 3.45m into recess ) Spacious carpeted lounge, with plenty of natural light coming in from the double glazed window to front aspect. Modern timber and tiled fireplace with gas coal effect fire. Useful under stairs storage. Radiator. Louvered doors leading into dining room.

### **Dining Room**

9' 7" x 7' 4" ( 2.92m x 2.24m ) Carpeted dining room with double glazed window offering a pleasant outlook onto the rear garden.. door access into kitchen. Coving to ceiling. Radiator.

### **Kitchen**

9' 6" x 7' 2" ( 2.90m x 2.18m )

With a range of timber style wall and base units, incorporating oven, gas hob with extractor over. Plumbing for washing machine, and space for fridge. Also housing the boiler. Laminate floor covering. Radiator. Double glazed door leads onto rear garden.

### **First Floor Landing**

Carpeted staircase leads to first floor landing. There is access to the loft via a pull down ladder. Double glazed window to side access. Storage cupboard.

### **Bedroom One**

14' 5" x 8' 8" including robes ( 4.39m x 2.64m including robes ) Spacious carpeted bedroom with a range of fitted wardrobes with cupboards over the bed. Double glazed window to front. Radiator.

### **Bedroom Two**

11' 8" x 8' 8" ( 3.56m x 2.64m ) Carpeted double bedroom with fitted wardrobes. Plenty of natural light floods in from the double glazed window to front aspect, with view across the valley. Radiator.

### **Bedroom Three**

9' 11" x 5' 10" ( 3.02m x 1.78m ) Carpeted bedroom located to the front of the house with double glazed window. Useful bulkhead cupboard. Radiator.

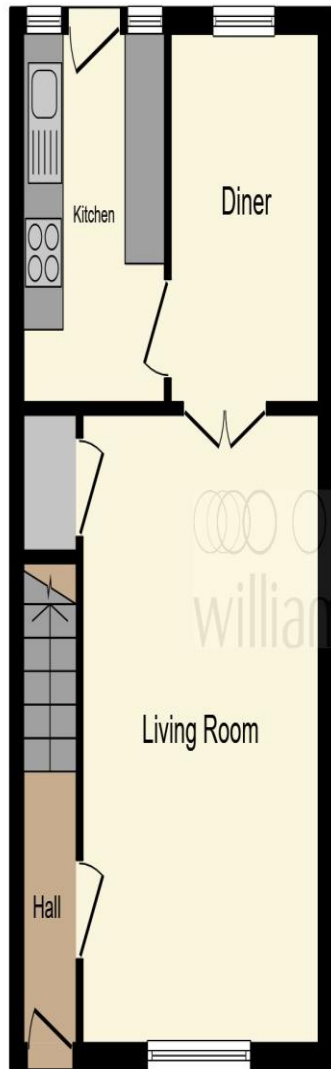
### **Wet Room**

6' 5" x 5' 10" ( 1.96m x 1.78m ) White suite with wash hand basin, low flush WC and adapted shower with Mira shower. Tilled walls with dado feature tile.

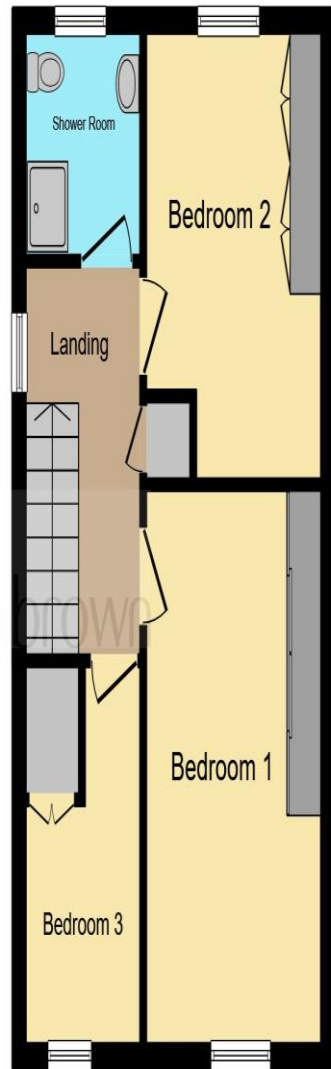
### **External**

To the front of the property is a driveway leading to an attached single car garage. There is also a garden with well stocked borders. To the rear is a paved seating area with steps down to a laid to lawn garden with established borders. Also benefiting from a greenhouse and sheds.





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Daleside Avenue,**  
**New Mill Holmfirth**

- No Upper Chain
- Semi Detached Property
- Three bedrooms
- Single Car Garage
- Driveway

Tenure: Freehold EPC Rating: D

offers in the region of

**£200,000**



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