



New Mill Road, Holmfirth HD9 7SG

welcome to

New Mill Road, Holmfirth

LOCATED ON FOUR FLOORS THIS DECEPTIVELY SPACIOUS MID TERRACED RESIDENCE AFFORDS VERSATILE 2/3 BEDROOM ACCOMMODATION IDEALLY LOCATED FOR QUALITY SCHOOLING AND AMENITIES. EXTERNALLY ENHANCED BY ATTRACTIVE GARDEN AND SIZEABLE GARAGE.



The property is situated close to the popular and sought after Holmfirth village with all of the amenities that has to offer, such as shops, supermarkets, restaurants, cafes, banks, public parks, a leisure centre and well regarded schooling. The property has excellent road links to nearby Huddersfield, Wakefield, Manchester, Leeds and Sheffield.

Summary

Accommodation

Entrance Porch

Living Room

13' 4" x 12' 6" into bay (4.06m x 3.81m into bay)

Sitting Room

12' 4" x 10' 2" (3.76m x 3.10m)

Lower Ground Floor

Kitchen/ Dining Room

22' 3" max x 12' 3" max (6.78m max x 3.73m max)

First Floor

Bedroom One

12' 3" x 10' (3.73m x 3.05m)

Bedroom Two

8' 6" max x 6' 5" (2.59m max x 1.96m)

House Bathroom

Upper Floor Attic Room

15' 2" plus eaves x 13' 5" max (4.62m plus eaves x 4.09m max)

External



view this property online williamhbrown.co.uk/Property/HMF107875



welcome to

New Mill Road, Holmfirth

- Mid Terraced Residence
- Versatile 2/3 Bedroom Accommodation
- Two Reception Rooms
- Gardens
- Parking/Sizeable Garage

Tenure: Freehold EPC Rating: E

£270,000

directions to this property:

Leave Holmfirth on Station Road towards New Mill.

This road then becomes New Mill Road and the property can be found on the left hand side identified by the for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HMF107875 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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