



New Mill Road, Holmfirth HD9 7SG

welcome to

New Mill Road, Holmfirth

£1000 TOWARDS LEGAL FEES PAYABLE FROM THE VENDORLOCATED 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.

Summary

Affording deceptively spacious and flexible 2/3 bedroom accommodation located on four floors this mid terraced house warrants an internal inspection. Presented in move in condition the property briefly comprises: entrance porch, two reception rooms, stylish lower ground floor kitchen/diner, two first floor bedrooms and house bathroom with upper floor attic room utilised as an additional double bedroom. With attractive gardens to the rear and access to a more than generous garage that is ideal as a workshop. and the property sits perfectly for the nearby well regarded schooling and amenities whilst there is ease of access to major commuting routes.

An additional note is that plans are available for an extension to the rear of the property.

Accommodation

Entrance Porch

An ideal coats off area, double glazed and leading to:

Living Room

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

The focal point of the room is the gas coal effect living flame fire set to feature fireplace.

There is decorative coving to ceiling, a central heating radiator and double glazed bay style window to the front aspect providing a good deal of natural light.

Sitting Room

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

Another sizeable reception room that could have several uses such as home office, family room or maybe a formal dining room. There is a solid fuel stove set to recess fireplace whilst the room has

recess display shelving, coving to ceiling, a radiator and is double glazed to rear aspect.

Lower Ground Floor Kitchen/ Dining Room

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

With the kitchen having been recently refitted with a stylish range of wall and base units with complementary worksurfaces incorporating a sink and drainer unit with mixer tap. A good range of appliances include the seven burner Belling range cooker, integral dishwasher, fridge and freezer. The room has a high quality parquet style floor covering, inset ceiling lighting, contemporary style vertical radiator and is double glazed with door leading to rear garden. The understairs utility area houses the central heating boiler and there is plumbing for the washing machine.

First Floor Bedroom One

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

The double room has two banks of fitted wardrobes, a central heating radiator and is double glazed to front aspect.

Bedroom Two

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

An ideal child's room or study room it has a central heating radiator and is double glazed to rear aspect with far reaching views.

House Bathroom

White suite comprising of low flush w/c, contemporary style hand washbasin and panelled bath with overhead shower unit and screen. There are complementary tiled surrounds and floor covering and inset ceiling lighting.



Upper Floor Attic Room

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

As can be seen from the photographs this room is utilised as the third bedroom and has a vaulted ceiling with exposed beams and velux window again providing the views.

External

To the rear of the property there is access to a twin driveway and the aforementioned garage (22'2" x 11'7") The garage has power and lighting and is double glazed to rear and side aspects.

The garden is predominantly lawned with an array of plants and shrubs and paved patio areas.



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welcome to

New Mill Road, Holmfirth

- £1000 towards legal fees payable from the vendor
- Mid Terraced Residence
- Versatile 2/3 Bedroom Accommodation
- Two Reception Rooms
- Gardens

Tenure: Freehold EPC Rating: E

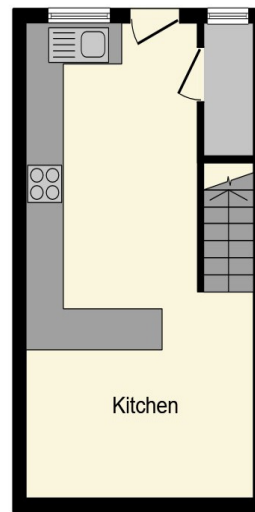
offers over

£230,000

directions to this property:

Leave Holmfirth on Station Road towards New Mill.

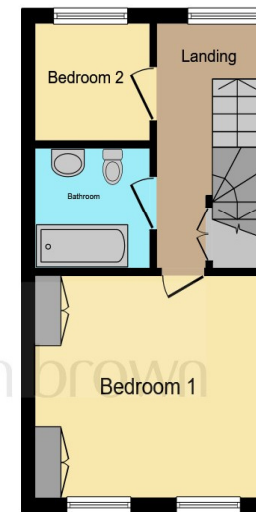
This road then becomes New Mill Road and the property can be found on the left hand side identified by the for sale board.



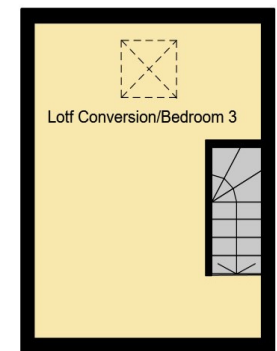
Lower Ground Floor



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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HMF107875 - 0008

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