



**2 Hollymount New Mill Road, HOLMFIRTH HD9 7LT**

*welcome to*

**2 Holymount New Mill Road, HOLMFIRTH**

OCCUPYING A FABULOUS ELEVATED POSITION OVERLOOKING THE HOLME VALLEY IS THIS MATURE SEMI DETACHED RESIDENCE AFFORDING THREE BEDROOM ACCOMMODATION TASTEFULLY UPDATED BY THE CURRENT VENDOR. GARDENS TO THE FRONT AND THE REAR OF THE PROPERTY WITH SECURE OFF ROAD PARKING FOR TWO CARS.



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 Hall

#### Living Room

12' 7" max x 12' 4" ( 3.84m max x 3.76m )

#### Dining Kitchen

18' 2" x 10' 1" ( 5.54m x 3.07m )

### First Floor

#### Bedroom One

13' x 12' 6" max ( 3.96m x 3.81m max )

#### Bedroom Two

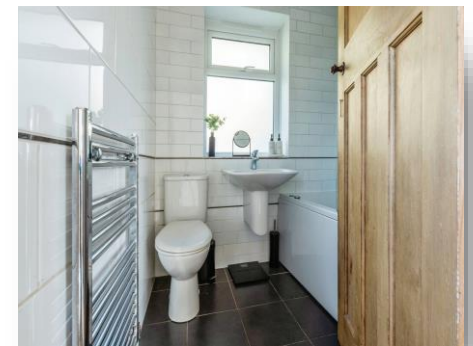
11' 2" x 10' 2" ( 3.40m x 3.10m )

#### Bedroom Three

7' 2" x 6' ( 2.18m x 1.83m )

### House Bathroom

### External



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## 2 Hollymount New Mill Road, HOLMFIRTH

- Semi Detached House
- Three Bedroom Accommodation
- Panoramic Outlook
- Off Street Parking
- Delightfully Presented

Tenure: Freehold EPC Rating: D

guide price

**£280,000**

### directions to this property:

Leave Holmfirth via Station Road, this in turn becomes New Mill Road, and the property can be found on the right hand side elevated from the roadside.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HMF107905 - 0006

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