



2 Hollymount New Mill Road, HOLMFIRTH HD9 7LT

welcome to

2 Hollymount 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.

Summary

Beautifully presented in move in condition is this mature semi detached residence located on the fringes of Holmfirth and boasting the most fabulous outlook spanning from Castle Hill to Holme Moss. Affording three bedroom accommodation briefly comprising: entrance hall, living room, attractive dining kitchen, aforementioned three first floor bedrooms and house bathroom. Externally there are gardens to front and rear from where the views are showcased and with local amenities close at hand along with well regarded schooling and commuting routes, an inspection is highly recommended.

Accommodation

Entrance Hall

A composite door leads to the hallway with tiled floor covering, part timber paneled walls, radiator and staircase ascending to the first floor.

Living Room

12' 7" max x 12' 4" (3.84m max x 3.76m)
The focal point of this attractive room is the log burning stove whilst there is a decorative picture rail, oak flooring, central heating radiator and the double glazed bay style windows showcases the fabulous views.

Dining Kitchen

18' 2" x 10' 1" (5.54m x 3.07m)
With ample space for dining furniture the kitchen has a range of fitted wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. There is a cooker point, space for fridge freezer and plumbing for a washing machine whilst the room has concealed lighting, complementary tiled surrounds and tiled floor covering. The room is double glazed to rear aspect with stable door leading to the back garden.

First Floor

Bedroom One

13' x 12' 6" max (3.96m x 3.81m max)
A splendid double room boasting the stunning views and having an ornate fireplace, radiator and double glazed to front aspect.

Bedroom Two

11' 2" x 10' 2" (3.40m x 3.10m)
The second double room has a built in wardrobe, a picture rail, radiator and is double glazed to rear aspect.

Bedroom Three

7' 2" x 6' (2.18m x 1.83m)
A room that could be utilised as the home office having an oak floor covering, radiator and double glazed to front aspect.

House Bathroom

Fitted in a contemporary style with white low flush w/c, wall hung hand washbasin and whirlpool bath with overhead shower and screen. There are tiled walls, inset ceiling lighting, a tiled floor covering, chrome effect heated rail ladder and double glazed obscure window.

External

To the front of the house is an attractive garden area with steps and path leading up to the front entrance door. A seating area directly in front of the house boasts the fabulous views. There is a path and slate chipped area at the side of the house leading to the rear garden.

The rear garden is arranged over different levels with the superb recent addition of a decked seating area once more perfect for enjoying the views. To the side of the property is secure parking for two



vehicles.



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welcome to

2 Hollymount New Mill Road, HOLMFIRTH

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

Tenure: Freehold EPC Rating: D

offers over

£270,000

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.

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Property Ref:
HMF107905 - 0007

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