



Mearhouse Terrace, New Mill Holmfirth HD9 7HD

welcome to

Mearhouse Terrace, New Mill Holmfirth

DECEPTIVELY SPACIOUS FAMILY HOME AFFORDING FOUR BEDROOM ACCOMMODATION ON FOUR FLOORS TOTALING OVER 1700SQ FEET. PRESENTED TO THE HIGHEST STANDARDS AFTER A THOROUGH UPDATE BY THE CURRENT VENDORS

Summary

Requiring an internal inspection for this substantial and immaculately presented family home to be fully appreciated this splendid mid terraced residence affords four bedroom accommodation located on four floors that has been significantly upgraded by the current vendors. Presented in move in condition the property briefly comprises: entrance hall, two reception rooms, superb open plan kitchen dining room, utility, w/c, house bathroom and the aforementioned double bedrooms. Boasting a wooded outlook to the rear showcased by the delightful gardens and an open aspect to the front the property sits perfectly for access to local villages and their amenities along with well regarded schooling and major routes for commuting.

Accommodation

Entrance Hall

Having a composite door entrance leading to the generous hallway that has a central heating radiator and staircase ascending to the first floor.

Living Room

13' 10" max x 12' (4.22m max x 3.66m)

The focal point of the room is the open fire with stone lintel. There is decorative cornice to the ceiling, a central heating radiator and the room is double glazed to front aspect with views across the fields.

Sitting Room

14' 4" x 14' (4.37m x 4.27m)

Another sizeable reception room with recess fireplace having stone lintel and hearth, a central heating radiator and double glazed window to rear elevation.

Lower Ground Floor

Dining Kitchen

26' 4" x 14' 8" (8.03m x 4.47m)

The perfect family room with the kitchen fitted in a contemporary design with wall and base units with quartz worksurfaces. Appliances include the induction hob with extractor hood, electric oven, combination microwave, fridge freezer and dishwasher whilst the centre island incorporates the sink and drainer unit with mixer tap. There is inset ceiling lighting and a tiled floor covering whilst the dining area has ample space for freestanding furniture, a central heating radiator and is double glazed to rear aspect with door leading to the rear garden.

Utility

Here there is additional storage and plumbing for a washing machine.

W.C

White low flush w/c and hand washbasin with tiled surrounds, a vinyl floor covering and double glazed obscure window.

First Floor

Bedroom One

14' x 10' 5" (4.27m x 3.17m)

This double room has recess fitted wardrobes, a central heating radiator and is double glazed to rear aspect, note the pleasant outlook.

Bedroom Two

12' 1" x 11' 9" (3.68m x 3.58m)

Another generous double room with central heating radiator and double glazed window to front aspect, once more enjoying the views.

House Bathroom

8' 1" x 5' 9" (2.46m x 1.75m)





Modern white suite comprising of low flush w/c, pedestal hand washbasin and bath with overhead shower unit and screen. There are complementary tiled surrounds, a chrome effect heated rail ladder and double glazed obscure window.

Upper Floor Bedroom Three

13' 3" x 8' 8" (4.04m x 2.64m)

There is a central heating radiator, velux style roof window, inset ceiling lighting and a storage room plumbed and ready for en suite to potentially be fitted.

Bedroom Four

12' 10" x 11' 8" (3.91m x 3.56m)

The final bedroom also of double proportions has a velux window, radiator and inset ceiling lighting.

External

To the front of the property is an area ideal for pots and planters whilst to the rear there are delightful terraced gardens adjacent to woodland with decking area and lower level paved area. The gardens are ideal for, relaxing, entertaining or dining al fresco with outside kitchen and pizza ovens.



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Mearhouse Terrace, New Mill Holmfirth

- Mid Terraced Residence
- Generous Four Bedroom Accommodation
- Fabulous Open Plan Kitchen/Diner
- Garden Areas
- Pleasant Outlook

Tenure: Freehold EPC Rating: D

guide price

£350,000

directions to this property:

Leave Holmfirth via Station Road, which in turn becomes New Mill Road and proceed into New Mill.

Upon reaching New Mill village centre, follow the road round to the right into Sheffield Road, proceed towards Jackson Bridge where the property can be found on the right hand side.



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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william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk