



New Mill Road, Brockholes Holmfirth HD9 7EG

welcome to

New Mill Road, Brockholes Holmfirth

NO UPPER CHAIN Delightful SEMI-DETACHED cottage presented to a high standard and affording TWO DOUBLE BEDROOM accommodation with a wealth of CHARACTER and enjoying pleasant wooded outlook on the fringes of the village of BROCKHOLES

Summary

A rare opportunity has arisen to purchase a delightful character residence Willowdene. The property boasts generous two bedroom accommodation that the current vendors have presented to the highest standards. The cottage briefly comprises: stylish kitchen leading to open plan lounge/diner, aforementioned first floor bedrooms and house bathroom. Further enhanced externally by off street parking there are also elevated cottage gardens ideal for relaxing with family or friends. With its wooded outlook the property sits perfectly for local villages and their amenities and is also perfectly placed for major commuting routes. Inspection highly recommended.

Accommodation

Breakfast Kitchen

14' 4" x 7' 6" (4.37m x 2.29m)

Fitted with a stylish range of wall and base units with complementary butchers block effect worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. There is a cooker point and plumbing for a washing machine whilst the room has tiled surrounds, a laminate floor covering, electric velux roof window controlled by a remote, providing additional natural light and double glazed window to front aspect.

Lounge/ Dining Room

20' 6" x 14' max (6.25m x 4.27m max)

A generously proportioned room with ample space for freestanding living and dining furniture. The focal point of the room is the multi fuel stove set to feature brick fireplace with timber mantel. Further character is provided by the beams to ceiling whilst there is a quality laminate floor covering, various wall light points, two central heating radiators and the room is double glazed to front and side aspects.

First Floor

On the landing is entrance to the loft with a pull down ladder, boarded out to provide extra storage the loft also has lighting and power.

Bedroom One

13' 2" x 7' 6" (4.01m x 2.29m)

A double room with natural light flooding through the room via the double glazed windows to two aspects. There is also a central heating radiator.

Bedroom Two

9' 2" x 6' 6" (2.79m x 1.98m)

The second bedroom could act as a guest room or home office and has a central heating radiator and is double glazed to front aspect with a wooded outlook.

House Bathroom

Attractively presented room with a white suite comprising of low flush w/c, pedestal hand washbasin and roll top bath with telephone style attachment. There are complementary tiled surrounds, a timber floor covering, extractor, period style radiator/towel rail and a double glazed obscure window.

External

To the front of the property is a gated off street parking space and useful storage outbuilding. There is log storage and further storage under the the stairs. The elevated gardens to the side of the property are well established with a vast array of plants and shrubs and there are seating areas ideal for simply relaxing in and watching the world go by, with extra storage shed.





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welcome to

New Mill Road, Brockholes Holmfirth

- ***NO UPPER CHAIN***
- Semi Detached Cottage
- Two Double Bedrooms
- Delightful Gardens
- Off Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

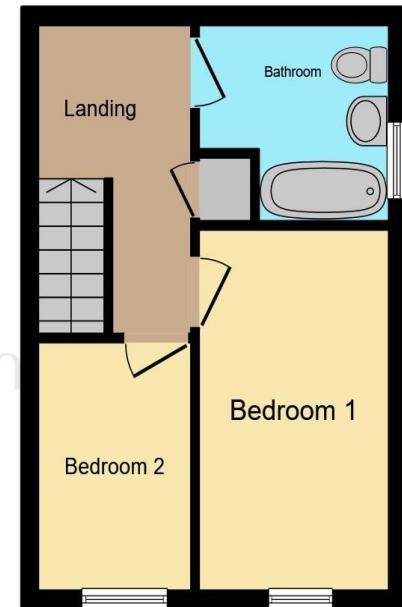
£235,000

directions to this property:

Leave Holmfirth via the Huddersfield Road. At the crossroads at Thongsbridge, turn right down Miry Lane. Turn left onto Luke Lane and at the bottom of the hill and proceed up to the junction where the property can be identified by the for sale board.



Ground Floor



First 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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Property Ref:
HMF108016 - 0013

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