



New Mill Road, Holmfirth HD9 7SQ

welcome to

New Mill Road, Holmfirth

CHARMING CHARACTER RESIDENCE AFFORDING VERSATILE AND SPACIOUS 4/5 BEDROOM ACCOMMODATION, EXTERNALLY BOASTING EXTENSIVE GARDENS AND OCCUPYING A PRIME VILLAGE LOCATION.

Summary

This charming yet substantial detached residence bears all the hallmarks of a fabulous character residence. Ideal for the growing family or perfect for entertaining the property briefly comprises: entrance hall, two reception rooms, dining kitchen opening into garden room, utility, cloaks w.c, cellar, four first floor double bedrooms, two boasting ensuite facilities, house bathroom and attic bedroom/home office. Externally the property is further enhanced by delightful gardens and the driveway offers off street parking. Located perfectly for well regarded schooling the property has ease of access to local amenities and major routes for commuting.

Accommodation

Entrance Hall

The reception area has a central heating radiator, wall light point and is double glazed to side aspect.

Utility

6' x 5' 7" (1.83m x 1.70m)

Having a range of wall and base units with complementary worksurfaces, plumbing for washing machine and a tiled floor covering.

W.C

White low flush w/c and wall mounted hand washbasin with a continuation of the tiled floor covering and obscure glazed window.

Living Room

23' 7" max x 15' 4" (7.19m max x 4.67m)

This generously proportioned room has ample space for freestanding furniture and the focal point is the living flame gas stove set to brick recess with timber surround. The room has various wall light points, beams to ceiling emphasising the character, two central heating radiators, two sash windows to

front aspect and patio door leading to the rear of the property.

Dining Room

15' 4" into recess x 11' 10" (4.67m into recess x 3.61m)
Another splendid reception room with feature period fireplace and surround, decorative dado rail, beams to ceiling, two central heating radiators, two sash windows and a secondary glazed window to front aspect.

Breakfast Kitchen

15' 3" into stairwell x 11' 4" max (4.65m into stairwell x 3.45m max)

Featuring an attractive range of wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the seven burner range with extractor hood, integral dishwasher and integral fridge whilst the room has inset ceiling lighting, a tiled floor covering and opens to the:

Garden Room

16' 10" x 9' 8" (5.13m x 2.95m)

Beautifully positioned overlooking the garden and having a continuation of the floor covering, inset ceiling lighting, angle ceiling with roof skylights, two central heating radiators and French style doors leading out into the garden with side panels flooding natural light throughout the room.

Cellar

a spacious cellar ideal for storage, having a double barrel vaulted ceiling and tiled floor covering.

Rear Porch

There is a tiled floor covering, central heating radiator door leading out into the garden and double glazing to two aspects.





First Floor Bedroom One

15' 7" x 10' max (4.75m x 3.05m max)

Sizeable principle bedroom with two central heating radiators and secondary glazed to front aspect.

En Suite

White low flush w/c and hand washbasin along with double cubicle with rainfall shower unit and attachment. There is a laminate floor covering, chrome effect heated rail ladder and an extractor.

Bedroom Two

12' 4" x 12' 1" max (3.76m x 3.68m max)

An ideal guest room or teenage suite with fitted wardrobes, bedside lighting, radiator and double glazed to rear aspect.

En Suite

White low flush w/c, contemporary style hand washbasin, laminate floor covering and double glazed obscure window.

Bedroom Three

9' 6" x 9' (2.90m x 2.74m)

A further double room with built in wardrobe, radiator and double glazed to front aspect with views towards Castle Hill.

Bedroom Four

11' x 6' 2" (3.35m x 1.88m)

Having built in wardrobe housing the central heating boiler, radiator and double glazed window to rear aspect.

House Bathroom

8' 9" max x 8' (2.67m max x 2.44m)

White suite comprising of low flush w/c, pedestal hand washbasin and bath with overhead rainfall shower unit and attachment. There are tiled surrounds, a chrome effect heated rail, laminate floor covering, radiator and double glazed window

to rear aspect.

Attic Bedroom/Home Office

15' 3" x 10' 5" restricted head height (4.65m x 3.17m restricted head height)

Ideal for the home worker or as an occasional bedroom the room has a vaulted ceiling with exposed beams plus two velux windows.

Second Attic

15' 3" x 10' 5" restricted head height (4.65m x 3.17m restricted head height)

Similar scale to attic bedroom the second attic is accessible via hatch with drop down ladders, with lighting ideal for further storage.

External

To the front of the property is a gated pathway leading to the front door. There is also a variety of plants and shrubs. There is a lawned area and plants to the side of the property whilst the fabulous rear gardens are predominantly lawned with patio, versatile summerhouse with double electric socket ideal for a relaxing area, play room or private office space, greenhouse, water supply and more established plants and shrubs. There is also a stable providing further potential. Off street parking for several vehicles is on the driveway to the side of the property.



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welcome to

New Mill Road, Holmfirth

- Detached Character Residence
- 4/5 Bedroom Accommodation
- No Vendor Chain
- Extensive Gardens
- Prime Holme Valley Location

Tenure: Freehold EPC Rating: C

£550,000

directions to this property:

Leave Holmfirth via Station Road, this in turn becomes New Mill Road, proceed towards New Mill and the property can be found on the right hand side indicated by the for sale board.



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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