



Library Court Huddersfield Road, New Mill Holmfirth HD9 7JU

welcome to

Library Court Huddersfield Road, New Mill Holmfirth

OFFERED WITH VACANT POSSESSION IS THIS ATTRACTIVE FIRST FLOOR FLAT SITUATED IN THE CENTRE OF NEW MILL, AND WITHIN CLOSE PROXIMITY OF HOLMFIRTH TOWN CENTRE. BENEFITING FROM ONLY FOUR FLATS WITHIN THE BLOCK. TWO BEDROOMS, SPACIOUS LOUNGE AND KITCHEN. ALLOCATED PARKING SPACE.

Summary

An attractive first floor flat, with central village location, making it ideal for access to local amenities, and within close proximity of Holmfirth centre, and excellent commuting networks. The property would appeal to a wide audience, including a professional couple or investment buyer. The apartment has been freshly decorated and offers a perfect ready to move into space. Briefly comprising of door access to first floor, accommodating flats three and four. Lounge, kitchen, two bedrooms and bathroom. Externally the property further benefits from an allocated parking space, with two visitors parking spaces accommodating the four flats.

Accommodation

Entrance Hall Way

With laminate style floor covering. Storage off, ideal for coats.

Bedroom One

11' 5" x 11' 2" (3.48m x 3.40m)

Spacious light and airy carpeted bedroom with Juliet balcony. Radiator.

Bedroom Two

7' 10" x 7' 9" (2.39m x 2.36m)

Carpeted bedroom with double glazed window to rear aspect. Radiator.

Lounge

13' 1" x 10' 8" (3.99m x 3.25m)

Spacious carpeted lounge, with double glazed window to front aspect. Inset down lights to ceiling. Radiator.

Kitchen

9' 6" x 6' 3" (2.90m x 1.91m)

Attractive shaker style kitchen with a good range of

wall and base units. Integral oven and gas hob, with concealed extractor over, plumbing for washing machine and partial tiled walls.

Shower Room

Contemporary white bathroom suite, with walk in shower, rainfall shower head and additional handset. Wash hand basin and low flush WC. Laminate style floor covering, with modern tiled walls. Extractor and chrome style ladder radiator. Obscured double glazed window.

External

An allocated parking space with the flat. Further benefiting from two visitors parking shared between the four properties.



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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- Vacant Possession
- First Floor Flat
- Two Bedrooms
- Allocated Parking Space
- Central Village Location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£135,000



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Property Ref:
HMF108214 - 0002

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