



**Bromley Avenue, New Mill Holmfirth HD9 7NL**

**welcome to**

## **Bromley Avenue, New Mill Holmfirth**

LOCATED IN NEW MILL VILLAGE IS THIS MID TOWNHOUSE AFFORDING THREE BEDROOM ACCOMMODATION ALONG WITH GARDENS AND GARAGE AND BEING AVAILABLE WITH NO VENDOR CHAIN.

### **Summary**

Available with no vendor chain and appealing to a wide wide audience this mid townhouse affords three bedroom accommodation briefly comprising: entrance hall, cloaks/w.c, lounge/dining room, kitchen, aforementioned first floor bedrooms and shower room. Externally there are gardens enhancing the property along with access to a garage. The property provides further potential to update and sits perfectly for local amenities, well regarded schooling and major road networks.

### **Accommodation**

#### **Entrance Hall**

There is the central heating boiler, a radiator and double glazed obscure window.

#### **W/C**

White low flush w/c and hand washbasin with a laminate floor covering and double glazed obscure window.

#### **Lounge Dining Room**

18' 5" max x 15' 1" ( 5.61m max x 4.60m )

With ample space for freestanding furniture the focal point of the room is the stone fireplace with TV standing. There are two ceiling light points and various wall light points whilst the room also has two central heating radiators, understairs storage and is double glazed to rear aspect with a door leading out into the rear garden..

#### **Kitchen**

8' 7" x 7' 9" ( 2.62m x 2.36m )

Fitted with a range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. There is a gas hob and electric oven along with plumbing for a washing machine and space for fridge freezer. There is a vinyl floor

covering and double glazed window to front aspect.

### **First Floor**

#### **Bedroom One**

12' 8" x 9' ( 3.86m x 2.74m )

A double room with central heating radiator and double glazed window to front elevation.

#### **Bedroom Two**

11' x 9' ( 3.35m x 2.74m )

A second double bedroom with a central heating radiator and double glazed window to rear aspect showcasing the hillside views.

#### **Bedroom Three**

6' 7" x 6' ( 2.01m x 1.83m )

Ideal as a child's bedroom or study room it has a radiator and is double glazed to rear aspect.

#### **Shower Room**

White low flush w/c and hand washbasin, tiled shower cubicle with Mira unit, linen cupboard, radiator and double glazed obscure window.

#### **External**

To the front of the property is a paved area ideal for pots and planters. The rear gardens are predominantly lawned with a variety of plants and shrubs and afford a good degree of privacy. There is also access to a single garage.







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## Bromley Avenue, New Mill Holmfirth

- Mid Townhouse
- Three Bedroom Accommodation
- Gardens
- Garage
- Village Location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £160,000

### directions to this property:

Leave Holmfirth via Station Road towards New Mill, on entering New Mill, Bromley Avenue can be found on the right hand side with the property then situated on the left.



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](http://www.focalagent.com)

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