



Greenhill Bank Road, New Mill Holmfirth HD9 1LU

welcome to

Greenhill Bank Road, New Mill Holmfirth

TRADITIONAL BACK TO BACK MID TERRACED HOUSE AFFORDING GENEROUS AND VERSATILE 1/2 BEDROOM ACCOMMODATION LOCATED ON FOUR LEVELS CENTRALLY LOCATED IN THE VILLAGE OF NEW MILL.

Summary

Centrally located in the popular village of New Mill is this traditional back to back mid terraced residence which is currently presented to a high standard, and boasts versatile 1/2 bedroom accommodation on four floors. Briefly comprising: living room, fitted kitchen, first floor double bedroom, house bathroom and upper floor attic room utilised as occasional bedroom. The property should prove particularly appealing to first time buyers and investors. Well placed for New Mill's amenities the property is also ideally located for commuting.

Accommodation Living Room

16' 4" max x 15' (4.98m max x 4.57m)
A sizeable room with the focal point being the inglenook style fireplace with timber mantel and gas coal effect fire. There is decorative coving to ceiling and dado rail whilst the room also has a central heating radiator, is double glazed to front aspect and a staircase ascends to the first floor along with steps down to the basement level.

Lower Ground Floor Breakfast Kitchen

14' 8" x 9' 1" (4.47m x 2.77m)
Fitted with a range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. There is an electric hob with extractor and electric oven along with plumbing for the washing machine. The room has concealed unit lighting and a central heating radiator.

First Floor Bedroom

15' x 9' (4.57m x 2.74m)
This double room has built in wardrobe, a central

heating radiator, coving to ceiling and is double glazed to front aspect.

Shower Room

7' 1" x 6' 9" (2.16m x 2.06m)
Fitted with a white low flush w/c and pedestal hand washbasin, quadrant shower cubicle, tiled walls, radiator and double glazed obscure window to front aspect.

Attic Room

16' 4" x 10' 8" restricted head height (4.98m x 3.25m restricted head height)
A useful room that could be utilised occasionally as a bedroom, and has beam to ceiling, central heating radiator, under eaves storage and a velux roof window.

External

At the top of the row of terraces the property has access to hanging rights where cars are occasionally parked. There is also the availability of on street parking.





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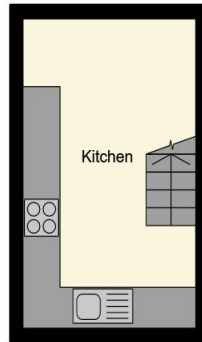
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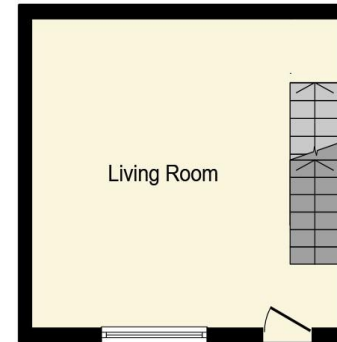
- Mid Terraced House
- Versatile 1/2 Bedroom Accommodation
- Village Location
- Suit FTB/Investor
- Well Presented

Tenure: Freehold EPC Rating: D

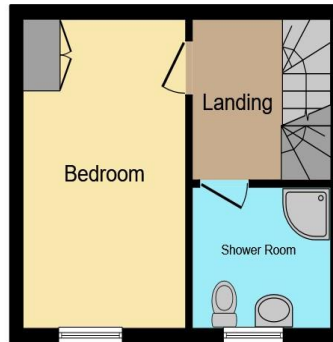
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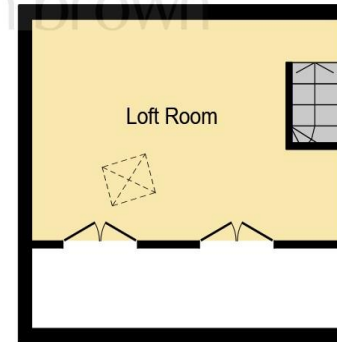
Basement



Ground Floor



First Floor



Second 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:
HMF108085 - 0003

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