



Greenhill Bank Road, New Mill Holmfirth HD9 1ER

welcome to

Greenhill Bank Road, New Mill Holmfirth

OCCUPYING A SPLENDID ELEVATED POSITION OVERLOOKING THE VALLEY IS THIS VERSATILE TWO BEDROOM END COTTAGE, THAT HAS BEEN UPDATED BY THE CURRENT VENDOR TO A HIGH SPECIFICATION. THE PROPERTY IS FURTHER ENHANCED BY INDIAN STONE PAVED AREA TO THE FRONT WITH GARDEN TO THE REAR WITH PANORAMIC OUTLOOK.

Summary

Occupying a prime elevated position overlooking the village of New Mill is this end cottage that is immaculately presented, that offers character and charm. The property briefly comprises of:- Stone porch leading to a spacious entrance hallway, with carpeted staircase leading to first floor. lounge and kitchen complete the ground floor accommodation. To first floor are two bedrooms with luxury family bathroom. Externally to the front is an Indian stone paved area, while to the rear is an attractive tiered garden leading to a decked seating area complete with summer house. The property sits nestled on the edge of New Mill where there are good local amenities and well regarded schooling and the property is also well placed for commuting routes. Further benefiting from being a short distance away from the vibrant Holmfirth town.

Accommodation

Stone Porch

Enter through double glazed door into the porch, with laminate floor covering with paneled ceiling. Dual aspect double glazed windows. Leading into spacious hallway.

Entrance Hallway

On entering into this spacious carpeted hallway, with double radiator and beam to ceiling. Carpeted staircase leads to first floor. entrance into lounge.

Lounge

12' 9" x 12' 7" (3.89m x 3.84m)
Neutrally decorated is this immaculately presented lounge. With carpeted flooring and double glazed window to front aspect taking in the wonderful view across the valley. The real focal point of the room being the modern fire surround enclosing an electric fire. Beams to ceiling.

Dining Kitchen

18' 10" x 6' 1" (5.74m x 1.85m)
Completed to a high specification is this modern dining kitchen with a range of grey gloss wall and base units, further complimented by a quartz style work surface. Inset down lights to ceiling. There is plumbing for washing machine, space for fridge, freezer, integral oven with ceramic hob, with chrome style extractor hood and housing the Ideal boiler. Dual aspect double glazed windows with double glazed door leading to rear garden.

First Floor

Carpeted staircase leads to first floor landing, with double glazed window to rear.

Bedroom One

11' 10" x 10' (3.61m x 3.05m)
Neutrally decorated is this spacious carpeted double bedroom. There is a double glazed window to the front aspect that takes in the fabulous view across the valley. Further enhanced by a bank of built in wardrobes. Radiator.

Bedroom Two

12' 11" x 7' 3" (3.94m x 2.21m)
Carpeted bedroom, with double glazed window to rear. radiator.

House Bathroom

11' 11" x 6' 4" (3.63m x 1.93m)
Luxury spacious bathroom, with a white four piece bathroom suite, comprising of bath, shower cubicle, wash hand basin, and low flush WC. Further complimented by tiled walls, with contrasting feature tile. Panelled ceiling with Inset down lights and tiled flooring. Useful built in storage cupboard. Chrome style towel radiator





External

To the front of the property there is a Indian stone raised seating area ideal for pots and planters whilst to the rear are splendid terraced gardens, with a decked area complete with summerhouse, where the spectacular views can be enjoyed.



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Greenhill Bank Road, New Mill Holmfirth

- End Cottage
- Two Bedrooms
- Panoramic View
- Completed To High Specification
- Porch To Front

Tenure: Freehold EPC Rating: Awaited

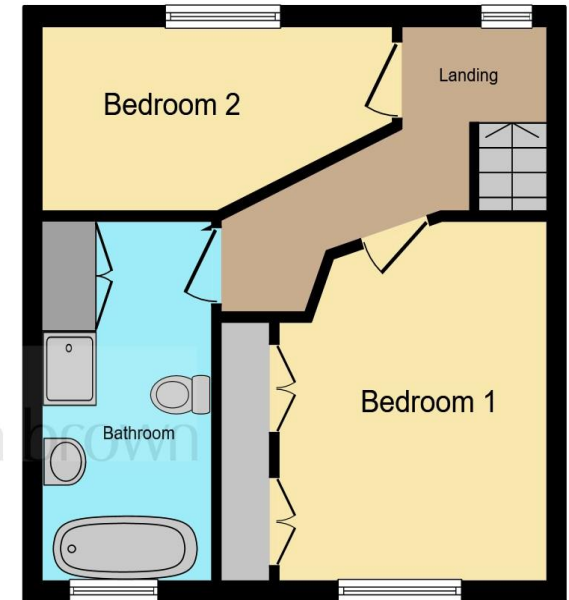
£240,000

directions to this property:

Leave Holmfirth via Victoria Street and turn left on to Station Road. Continue in to New Mill. Just before the New Mill crossroads turn right on to Greenhill Bank Road. Continue up the hill where the property can be found on the right hand side.



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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