



Sude Hill, New Mill Holmfirth HD9 7BL

welcome to

Sude Hill, New Mill Holmfirth

GENEROUSLY PROPORTIONED SEMI DETACHED RESIDENCE AFFORDING FOUR BEDROOM ACCOMMODATION WITH LOTS OF CHARACTER FEATURES, LOCATED IN THE VILLAGE OF NEW MILL AND AVAILABLE WITH NO VENDOR CHAIN.

Summary

Being available with no vendor chain this attractively presented semi detached residence boasts a wealth of character features and generously proportioned four bedroom accommodation briefly comprising: entrance vestibule, cloaks/w.c, living room, dining room, breakfast kitchen, three first floor bedrooms, house bathroom and upper floor principle bedroom with en suite. There are gardens to the rear which provide scope for further development and off street parking. Set just away from the village centre the property sits perfectly for local amenities, well regarded schooling and ease of access to major commuting routes.

Accommodation Entrance Vestibule

There is laminate flooring, central heating radiator and double glazed window to side aspect.

Cloaks/W.C

White low flush w/c and vanity style hand washbasin with laminate flooring and a feature arch window.

Living Room

15' 8" max x 13' 5" (4.78m max x 4.09m)
Neutrally decorated with beams to ceiling, fitted recess shelving, upright contemporary style radiator and double glazed window to front aspect.

Dining Room

13' 6" x 12' 1" max (4.11m x 3.68m max)
With ample space for freestanding dining furniture the room has a laminate floor covering and the focal point is the characterful stone fireplace and timber mantel. Again there are beams to ceiling, fitted storage cupboards with space for fridge freezer, contemporary style radiator and the room opens into the:

Kitchen

15' 7" max x 8' (4.75m max x 2.44m)
Fitted with an attractive range of wall and base units with solid oak butchers block worksurfaces incorporating a twin sink and drainer unit with mixer tap. Appliances include the electric hob with extractor hood and electric oven whilst there is plumbing for both the washing machine and dishwasher. The room has a laminate floor covering, velux roof window and door leading to the rear of the property.

Cellar

Having lighting and stone butchers block.

First Floor Bedroom Two

13' 5" x 8' 4" (4.09m x 2.54m)
This generous double room has a central heating radiator and is double glazed to front aspect with a pleasing outlook towards the hillside.

Bedroom Three

13' 5" x 7' 2" (4.09m x 2.18m)
Another double bedroom, this one also having a central heating radiator and being double glazed to front aspect.

Bedroom Four

7' 8" x 7' 4" (2.34m x 2.24m)
A room that could act as the fourth bedroom or home office and having a central heating radiator and being double glazed to rear aspect.

House Bathroom

Modern white suite comprising of low flush w/c, vanity style hand washbasin and 'p' shape shower bath with overhead rainfall unit and screen. There





are complementary tile surrounds, a vinyl floor covering, double glazed obscure window and cupboard housing the central heating boiler.

Upper Floor Bedroom One

15' 3" max x 15' max (4.65m max x 4.57m max)

A fabulous principle bedroom with undereaves storage, radiator, velux window providing additional natural light and double glazed window to side aspect.

En Suite

White low flush w/c and vanity style hand washbasin, double shower cubicle, tiled walls, vinyl floor covering and extractor fan.

External

At the front there are stone steps leading up from the road to the front door. There is an array of established plants and shrubs. From the back door, stone steps lead up to an entrance drive that will be shared with 3a Sude Hill. Each property has designated parking for 2 cars. To the rear there is also a sizeable garden area with fabulous far reaching views. The garden would benefit from some landscaping. At the far end, there is a steep area of woodland that runs down to Penistone Road.



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Sude Hill, New Mill Holmfirth

- Semi Detached House
- Four Bedroom Accommodation
- Off Street Parking Character Features
- Prime Village Location
- Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£375,000

directions to this property:

From our office on Victoria Street in Holmfirth turn left on to Station Road in the direction of New Mill. At the New Mill crossroads bear left on to Penistone Road and turn left up Sude Hill. The property can be found on the right hand side.



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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