



**17a New Mill Road, Holmfirth HD9 7SH**

**welcome to**

## **17a New Mill Road, Holmfirth**

MODERN SEMI DETACHED RESIDENCE AFFORDING SIZEABLE FOUR BEDROOM ACCOMMODATION ON THREE FLOORS, EXTERNALLY BOASTING LOW MAINTENANCE GARDENS AND OFF STREET PARKING ALL PERFECTLY LOCATED FOR WELL REGARDED SCHOOLING AND LOCAL AMENITIES.

### **Summary**

This splendid modern detached residence is ideally located for the well regarded schooling in the area and has ease of access into Holmfirth and surrounding villages for the wealth of amenities whilst also being conveniently placed for major commuting routes. Boasting immaculately presented four bedroom accommodation on three floors with the principal bedroom being en suite, the property is ideal for the growing family and is further enhanced externally by the enclosed low maintenance gardens and off street parking for three vehicles.

### **Accommodation**

#### **Entrance Hall**

Fitted with a high quality oak floor covering there is useful understairs storage, a central heating radiator and staircase ascending to the first floor.

#### **Living Room**

16' 4" x 9' 7" ( 4.98m x 2.92m )

Located to the rear of the property this attractively presented room has as its focal point a gas living flame fire with feature surround whilst there is a laminate floor covering, a central heating radiator and two double glazed windows to rear aspect.

#### **Kitchen**

14' 5" x 8' 11" ( 4.39m x 2.72m )

Stylishly fitted in a contemporary style with a range of wall and base units with complementary worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the electric hob with extractor hood, two electric ovens and integral dishwasher whilst the room has a continuation of the oak floor covering, inset ceiling lighting and concealed unit lighting, a central heating radiator and is double glazed to

front aspect.

#### **Dining Room**

10' 8" x 9' 8" ( 3.25m x 2.95m )

Ideal for the more formal dining occasion and having the oak floor covering, radiator and French style doors leading to the rear of the property.

#### **Utility**

Having fitted wall and base units with sink and drainer there is also fitted shoe storage. The room has plumbing for the washing machine, space for a tumble dryer, a radiator, is double glazed to front aspect and houses the central heating boiler.

#### **Cloaks/W.C**

Modern white low flush w/c and hand washbasin with complementary tiled surrounds, an oak style floor covering, inset ceiling lighting, radiator and double glazed obscure window.

#### **First Floor**

##### **Principle Bedroom**

11' 10" x 9' 9" ( 3.61m x 2.97m )

This principle bedroom is well presented with ample space for freestanding furniture. There are fitted wardrobes, a radiator and double glazed window to rear aspect. There is a loft access with ladder leading to additional storage.

##### **En Suite**

Another modern white suite with low flush w/c and wall hung hand washbasin. There is a tiled shower cubicle, tiled surrounds and floor covering, a chrome effect heated rail ladder, inset ceiling lighting and double glazed obscure window.

##### **Bedroom Three**

16' 2" x 9' 7" ( 4.93m x 2.92m )





A sizeable double room with fitted wardrobes, central heating radiator and double glazed to rear aspect with fabulous outlook towards Castle Hill

#### **Bedroom Four**

10' 11" x 9' 1" ( 3.33m x 2.77m )

Another double room also boasting fitted wardrobes and having a central heating radiator and double glazed window to front aspect.

#### **House Bathroom**

Contemporary white suite comprising of low flush w/c, wall mounted hand washbasin and panelled bath with overhead shower unit and screen. There are tiled walls and floor covering, inset ceiling lighting, a chrome effect heated rail ladder and double glazed obscure window.

#### **Upper Floor Bedroom**

13' 10" x 13' 2" ( 4.22m x 4.01m )

An ideal guest room again of double proportions with fitted wardrobes and dressing table. The room has a vaulted ceiling with two velux windows providing a good deal of natural light.

#### **External**

To the side of the property is off street parking for around three vehicles including electric car charging point. Whilst the enclosed rear gardens are ideal for entertaining and are low maintenance with artificial turf with a decked area and patio boasting a good degree of privacy.



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## 17a New Mill Road, Holmfirth

- Modern Semi Detached House
- Four Double Bedroom Accommodation
- Attractively Presented
- Low Maintenance Gardens
- Off Street Parking

Tenure: Freehold EPC Rating: C

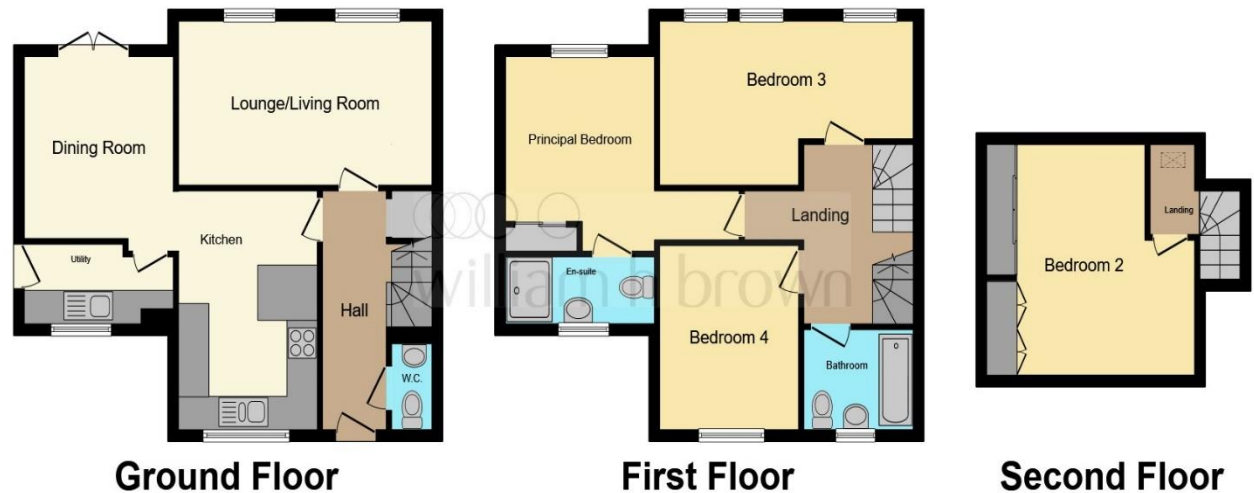
Council Tax Band: D

**£350,000**

### directions to this property:

Leave Holmfirth on Station Road towards New Mill.

This road then becomes New Mill Road and the property can be found on the left hand side identified by the for sale board.



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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