



Sheffield Road, New Mill Holmfirth HD9 7HA

welcome to

Sheffield Road, New Mill Holmfirth

Period style semi detached property in a delightful location affording two bedroom accommodation with garden and being available with no vendor chain.

Summary

Occupying a pleasant village location this period style semi detached residence affords a great deal of potential for updating and currently offers two bedroom accommodation briefly comprising: entrance vestibule, living room, kitchen, bathroom, two bedrooms and lower ground floor utility. Externally the property is further enhanced by established garden to the side whilst also nestling close to fabulous countryside and having ease of access to local village amenities and major commuting routes.

Accommodation:

Living Room

13' 1" x 12' 2" max (3.99m x 3.71m max)

The focal point of the room is the coal effect gas fire set to stone surround. There are character beams to ceiling, various wall light points, a central heating radiator and the room is double glazed to front aspect.

Kitchen

9' 1" x 5' 2" (2.77m x 1.57m)

A range of wall and base units with roll edge work surfaces incorporating a sink and drainer unit with mixer tap. There are tiled surrounds, a cooker point and space for a fridge freezer. The room is double glazed to rear aspect.

Bathroom

8' 2" x 6' 5" (2.49m x 1.96m)

Bedroom One

12' 2" x 10' 10" (3.71m x 3.30m)

A sizeable double room with radiator and double glazed window to front aspect overlooking. Open fields.

Bedroom Two

Boasting fitted wardrobes and storage along with radiator and double glazed window to rear aspect overlooking the nearby stream.

Utility

Located on the lower ground floor and providing versatility in its usage

External

To the side of the property and affording a good degree of privacy are established, mainly laid to lawn gardens whilst there is ample on street parking to the front of the property.

Agents Note:

All services/appliances have not and will not be tested





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Sheffield Road, New Mill Holmfirth

- Semi Detached House
- Character Features
- Two Bedroom Accommodation
- Garden
- No Vendor Chain

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£112,500



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Property Ref:
HMF108798 - 0002

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