



Marsh Lea The Crescent, New Mill Holmfirth HD9 7LD

welcome to

Marsh Lea The Crescent, New Mill Holmfirth

FANTASTIC OPPORTUNITY TO PURCHASE A THREE BEDROOM SEMI ON A CORNER PLOT, SET TO A SMALL CUL DE SAC POSITION. THE PROPERTY NEEDS UPDATING, MAKING IT IDEAL TO CREATE A BEAUTIFUL FAMILY HOME. THERE IS A SIZEABLE GARDEN TO ACCOMMODATE A FOUR BEDROOM DETACHED DWELLING(SUBJECT TO PLANNING APPROVAL)

Summary

A great opportunity to purchase this three bedroom semi detached residence which 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. This three bedroom semi detached is in need of refurbishment and is ideal for a family or professional couple that would like to create their perfect family home, with the ability to extend, subject to kirklees approval. With gardens to both front and rear. To the side of the property is a substantial garden with potential to build a four bedroom detached, subject to relevant kirklees approval. Comprising of Kitchen, lounge and dining room to first floor. Three bedrooms, bathroom and separate WC. Garden to Front and Rear.

Accommodation Entrance Hallway

Enter through timber door into hallway. with panelled walls, featured arch. Radiator. Carpeted staircase to first floor landing.

Lounge

15' 2" into bay x 11' 10" (4.62m into bay x 3.61m)
Located to the front of the property is this sizeable carpeted lounge. Natural light from the double glazed bay window to front aspect. Stone fire place with gas coal effect fire. coving to ceiling. Two Radiators.

Dining Room

13' 1" x 11' 5" (3.99m x 3.48m)
Located to the rear of the property with double glazed window over looking the rear garden. Built in stone fireplace with feature gas fire. with built in cupboard and feature drawers. Radiator.

Kitchen

8' 4" x 5' 10" (2.54m x 1.78m)
with a range of wall and base units, tiled walls and floor covering. Space for cooker with extractor hood over, integral fridge. Double glazed side door. Door access to cellar. Double glazed window to side aspect

Landing

Carpeted landing giving access to bedrooms and bathroom, WC. Panelled Walls to dado height. Double glazed window to side aspect. Radiator. Access to loft, that has been boarded with power.

Bedroom One

13' 2" x 8' 9" (4.01m x 2.67m)
Carpeted bedroom with double glazed window to rear aspect. taking in the pleasant view. Recessed built in wardrobes. Radiator.

Bedroom Two

12' 3" x 9' 8" (3.73m x 2.95m)
Spacious double bedroom with built in recessed wardrobes. Double glazed window taking in the view.

Bedroom Three

8' 11" x 6' 6" (2.72m x 1.98m)
located to the front of the property with double glazed window. useful built in bulkhead storage cupboards. Radiator.

Bathroom

Two piece suite comprising of bath with shower over, and pedestal wash hand basin. Tiled walls with carpeted floor covering. Built in cylinder cupboard. Obscured double glazed window.





Wc

Carpeted floor covering. WC. Obscured double glazed window.

External

To the front of the property is a laid to lawn garden, with pathway leading to the property. With banked side area. To the side is the sizeable plot, that would accommodate a four bedroom detached property, with relevant planning/building consent from Kirklees planning department. There is an attached former coal house, which houses the central heating boiler and plumbing for a washing machine. There is also parking with rights of access over the lane to the side. To the rear is a pleasant garden with decked seating area, laid to lawn and greenhouse.



check out more properties at williamhbrown.co.uk



welcome to

Marsh Lea The Crescent, New Mill Holmfirth

- ***NO UPPER CHAIN***
- Corner Plot Semi Detached Property
- In Need Of Refurbishment
- Gardens To Front And Rear
- Sizeable Garden To Side (Potential To Build)

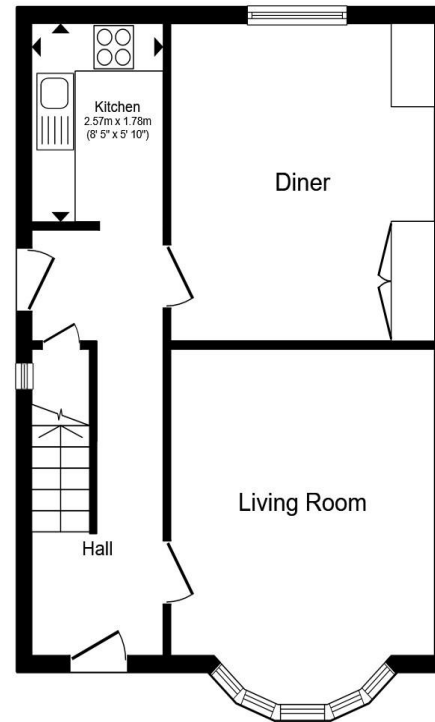
Tenure: Freehold EPC Rating: D

Council Tax Band: C

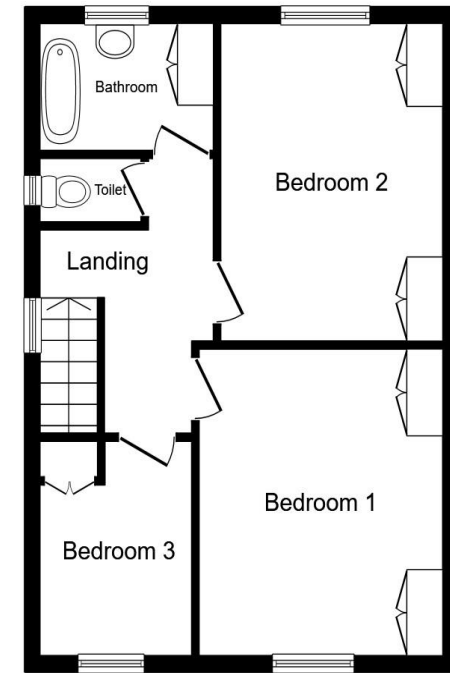
£325,000

directions to this property:

Leave Holmfirth, on station Road towards New Mill. A635 towards towngate, continuing for 1.7 miles and turning right onto The crescent. The property will be found on the right hand side identified by our for sale board.



Ground Floor



First Floor

Total floor area 89.8 m² (966 sq.ft.) approx

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.propertybox.io



check out more properties at williamhbrown.co.uk



Property Ref:
HMF108828 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk