



Wildspur Grove, New Mill Holmfirth HD9 1JB

welcome to

Wildspur Grove, New Mill Holmfirth

SPACIOUS IMPRESSIVE THREE STOREY THREE BEDROOM SEMI DETACHED PROPERTY, IN THIS HIGHLY SOUGHT AFTER DEVELOPMENT. SET WITHIN APPROX TWENTY ACRES OF PRIVATE WOODLAND AND RIVERSIDE COMMUNAL GROUNDS. FURTHER ENHANCED BY GARAGE AND TWO PARKING SPACES. ENCLOSED GARDEN TO THE REAR.

Summary

Charming three-bedroom, three storey substantial stone semi-detached property, set within approx. twenty acres of private woodland and riverside communal grounds. The property is situated within this highly sought after development and a short drive into the vibrant Holmfirth village. The property briefly comprises of lounge, dining kitchen and utility room. To first floor are two bedrooms and house bathroom. To second floor is master bedroom. Externally the property is further enhanced by a spacious detached garage with parking in front. To the rear is a timber walkway to pebbled and shrubbed areas, with drystone wall. Steps down leading to an Indian stone paved seating area which is available on a peppercorn basis. Located away from the main thoroughfare the property is still handily placed for local villages and their amenities and has ease of access to major routes for surrounding commercial centres.

Accommodation Entrance Hallway

Enter through composite door into this spacious hallway. Column radiator.

Lounge

18' 4" x 11' 10" (5.59m x 3.61m)

This spacious and attractive room, with stripped floorboards and colour drenched walls. Dual aspect double glazed windows with shutters. The chimney breast has an attractive recessed decorative log store, with timber lintel. Modern column and vertical radiator.

Dining Kitchen

14' 7" x 11' 6" (4.45m x 3.51m)

Spacious attractive kitchen, with a good range of shaker style base units, complimented by butchers

block style work surface and Belfast style sink. Space for range, dishwasher and American style fridge freezer. Further enhanced by inset down lights to ceiling, and laminate style floor covering. Double glazed window to rear aspect.

Utility Room

6' 10" x 6' 1" (2.08m x 1.85m)

Spacious utility with fitted wall and base units, incorporating plumbing for washing machine, housing the ideal boiler. Brick style wall tiles and tiled floor covering.

Landing

Carpeted staircase from the lounge leads to spacious carpeted landing. Double glazed window to front aspect. Timber balustrade leading to second floor. Column radiator.

Bedroom Two

11' 9" x 10' 10" plus robes (3.58m x 3.30m plus robes)

Spacious double bedroom with double built in wardrobes and an attractive laminate style floor covering. Modern column radiator. Double glazed French doors leading onto the rear garden.

Bedroom Three

11' 11" x 9' 4" plus robes (3.63m x 2.84m plus robes)

Spacious bedroom three, with laminate style floor covering. Attractive contemporary built-in wardrobes. Double glazed window to front aspect, taking in the view across the woodland and River. Modern column radiator.

Bathroom

Three-piece attractive bathroom suite, with claw foot bath, with chrome style rainfall shower head





and additional handset, traditional pedestal wash hand basin and low flush WC. Further complimented by brick style wall tiles to dado height. Tiled flooring. Column radiator with towel rail. Inset down lights to ceiling with WIFI electric ceiling heater.

Second Floor

Carpeted staircase, with double glazed window to side aspect.

Bedroom One

17' 7" max plus staircase x 14' 6" (5.36m max plus staircase x 4.42m)

Spacious carpeted double bedroom. Offers plenty of natural light from the two Velux double glazed windows and to side. Built in storage into eaves. Further enhanced by ceiling beams and two modern column radiators.

External

Externally the property is further enhanced by a spacious detached garage with electric door, with power and light. Additionally, there is parking to the front. Recessed storage is an ideal log store. To the rear is a timber walkway to pebbled and shrubbed areas, with tiered banking enclosed by a drystone wall. Steps down leading to an Indian stone paved seating area which is available on a peppercorn basis. Making this space ideal for al fresco dining.



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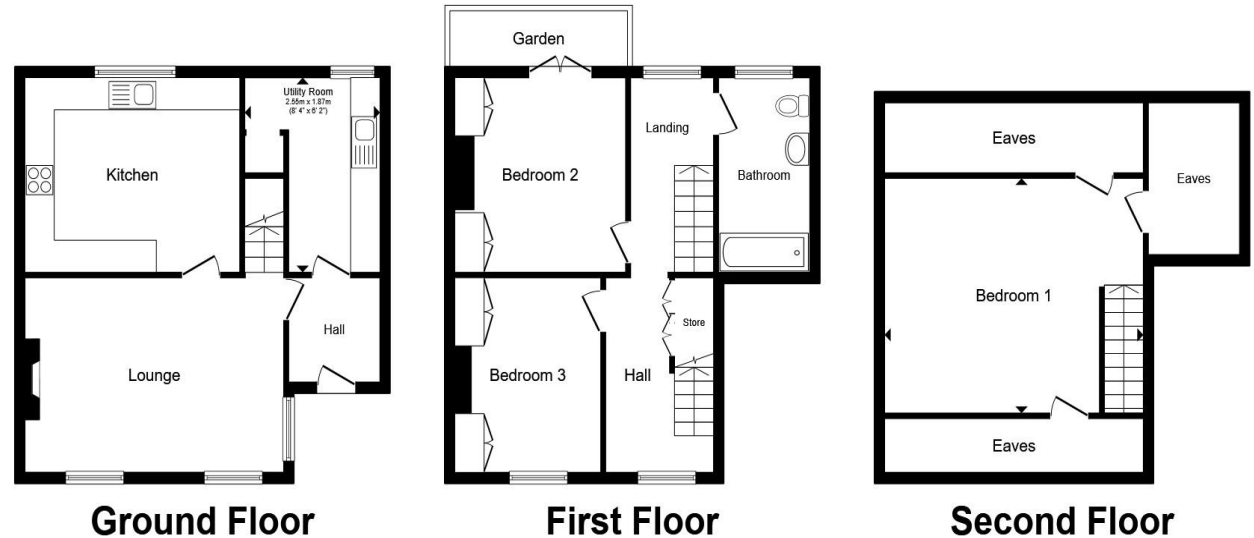
- Semi Detached Property
- Three Bedrooms
- Garage & Two Parking Spaces
- Set Within Approx 20 Acre Private Woodland
- High Specification

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£340,000

directions to this property:

Leave Holmfirth via Victoria Street and bear left on to Station Road in the direction of New Mill. At the crossroads in New Mill turn right onto the A616 Sheffield Road in the direction of Sheffield. Turn right in to Wildspur Mills and park in the visitor parking.



Total floor area 120.8 m² (1,300 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



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Property Ref:
HMF108800 - 0005

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