



YORKSHIRE'S
FINEST
HOMES COLLECTION



New Mill Road, Holmfirth

Offers In The Region Of
£725,000

- Stylish four-bedroom home arranged over four floors
- Beautifully presented throughout with high-quality finishes
- Contemporary kitchen diner with integrated appliances and breakfast bar
- Principal bedroom with dressing area and en-suite shower room
- impressive top-floor guest or teenage suite
 - Offered with no onward chain

Stylish Four-Bedroom Home Over Four Floors – Holmfirth

A beautifully presented four-bedroom home arranged over four floors, offering generous and flexible living space finished to a consistently high standard. Designed with modern family living and entertaining in mind, the property enjoys a highly convenient position close to the heart of Holmfirth.



Ground Floor

The home opens into a welcoming and light-filled entrance hallway, where flagged flooring and contemporary décor set an elegant tone. This versatile space lends itself perfectly to a study, reading area, or play space. Glass-fronted storage, a striking glass-panelled staircase, a pantry-style cupboard, a separate utility room with sink unit, a guest cloakroom, and useful under-stair storage complete this level. Internal access leads to the integral double garage, ideal for storage or for future conversion to a gym or studio.

First Floor

The first-floor landing is finished with stylish flooring and features a double-glazed window framing open views across the tennis courts and beyond.

The kitchen diner forms the heart of the home, thoughtfully arranged with a range of wall and base units, five-ring hob, double oven, integrated fridge and freezer, integrated dishwasher, pull-out bin, hot and cold tap, and elegant display cabinetry. A breakfast bar provides an inviting space for everyday dining, while bi-folding doors open to the outside, creating a seamless flow for entertaining. A panelled divider leads through to the lounge.

The sitting room is a beautifully proportioned and inviting space, centred around a log-burning stove, with patio doors opening onto the garden.

Second Floor

The principal bedroom offers a calm and comfortable retreat, complete with a dressing area and contemporary en-suite featuring a double rainfall shower and underfloor heating. Two further double bedrooms are also located on this floor, along with a well-appointed house shower room, again benefitting from rainfall shower and underfloor heating.

Third Floor





The top floor provides an impressive guest or teenage suite, with characterful sloping ceilings, excellent storage under the eaves, and attractive open views. A separate house bathroom completes this level, featuring a freestanding bath, walk-in shower, modern wash basin with vanity unit, and quality tiling.

Outside

To the front of the property is off-road parking with electric gates. To the rear, an enclosed flagged patio offers a private, low-maintenance outdoor space, ideal for outdoor dining, entertaining, or unwinding in the hot tub.

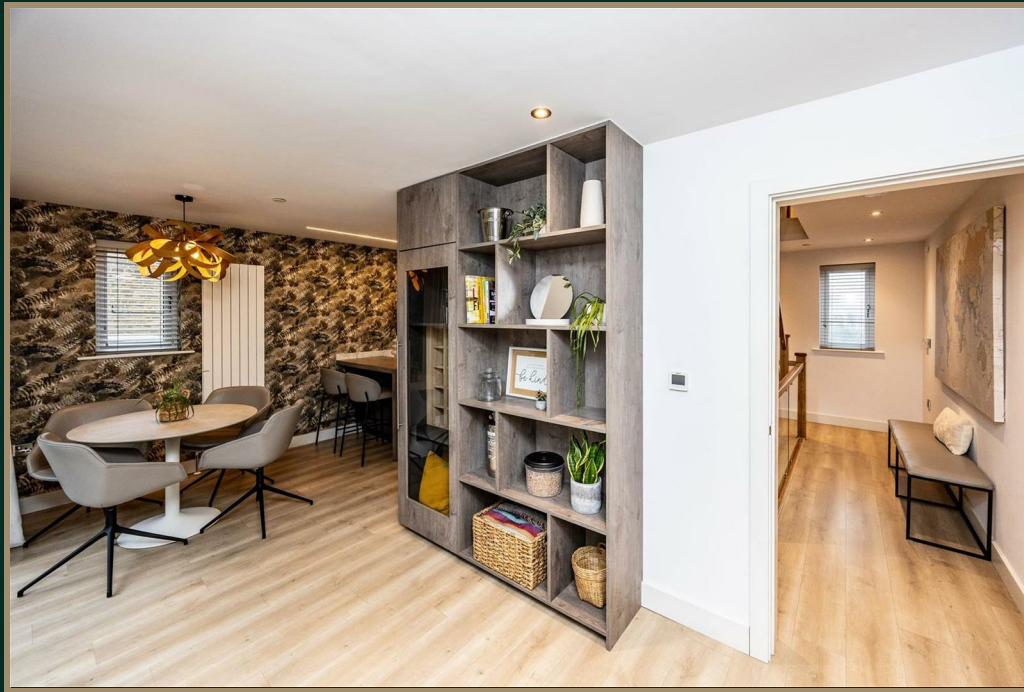
Summary

A thoughtfully designed and beautifully maintained family home offering flexible accommodation, stylish interiors, integrated appliances, off-road parking, and an outdoor entertaining space, all within easy reach of central Holmfirth.

Offered with no onward chain.

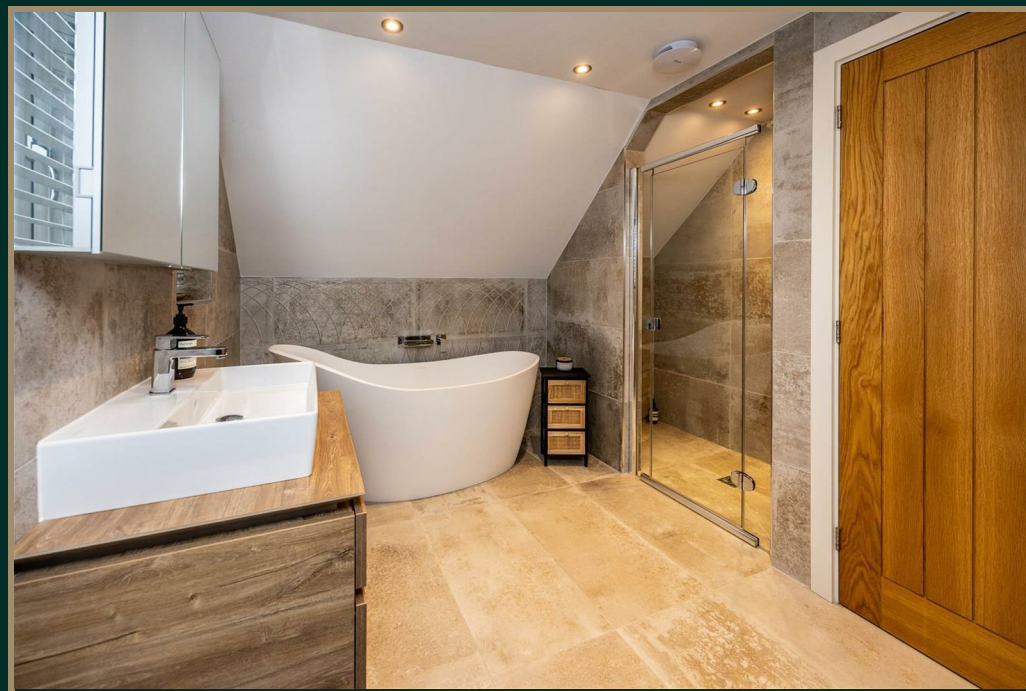
Offers invited with or without furniture — price negotiable accordingly



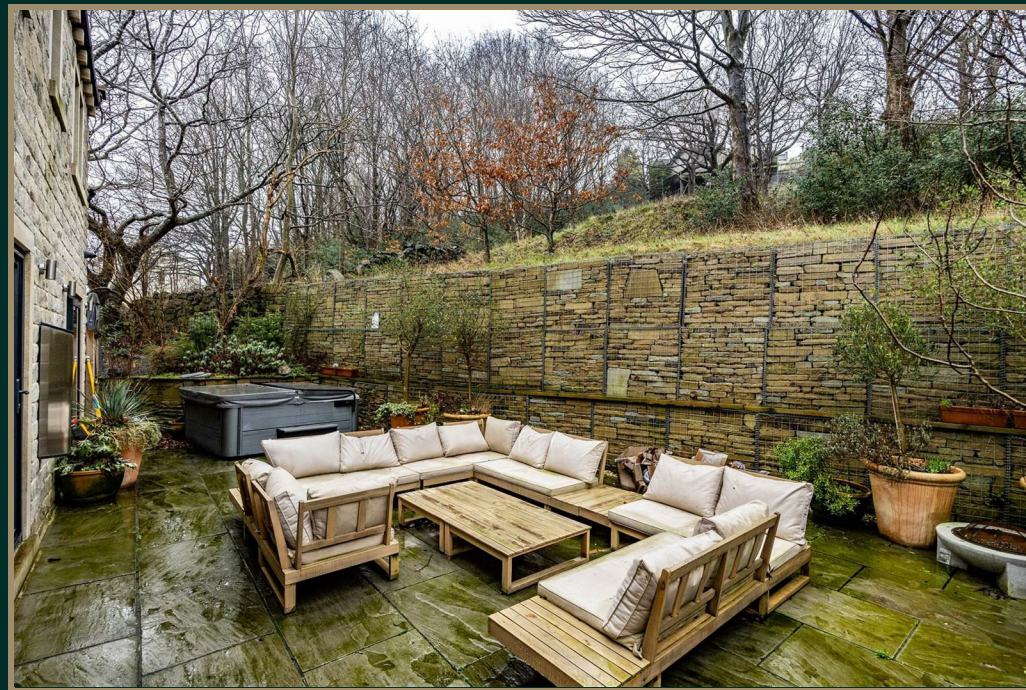










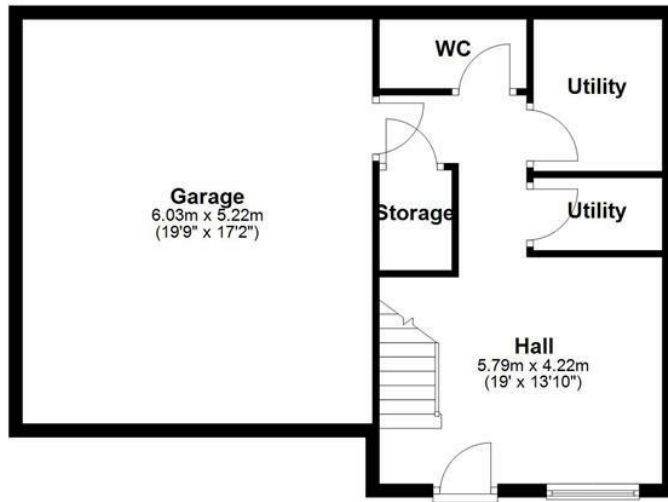






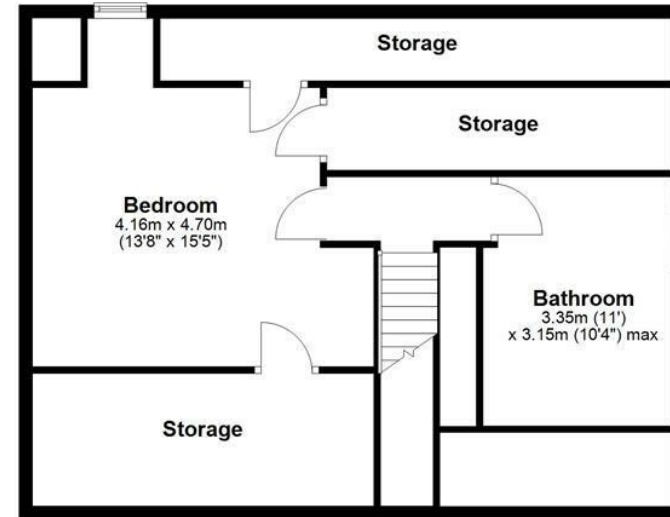
Ground Floor

Approx. 61.1 sq. metres (657.6 sq. feet)



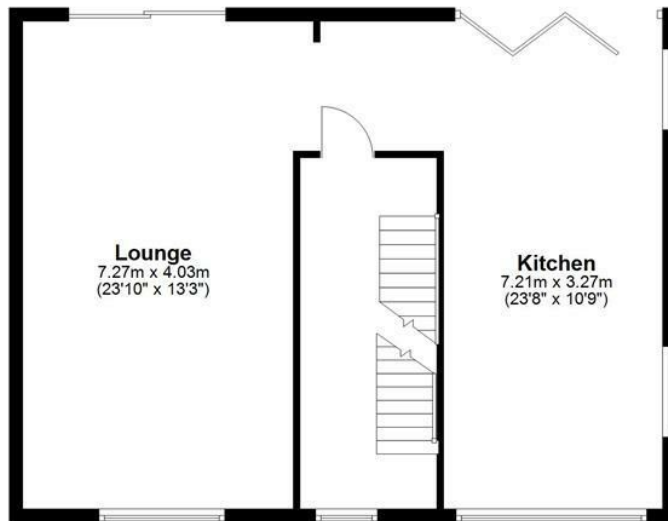
Third Floor

Approx. 76.0 sq. metres (818.3 sq. feet)



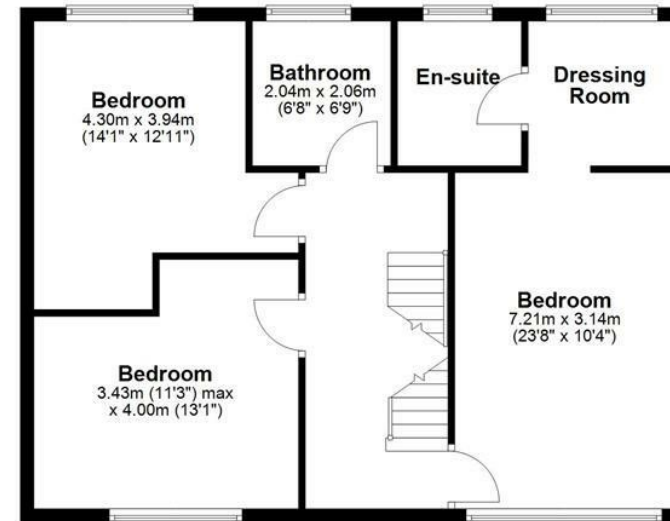
First Floor

Approx. 69.2 sq. metres (744.8 sq. feet)



Second Floor

Approx. 71.1 sq. metres (765.1 sq. feet)



Total area: approx. 277.4 sq. metres (2985.8 sq. feet)



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