



**Kirklands, New Mill Holmfirth HD9 1LQ**

welcome to

## Kirklands, New Mill Holmfirth

IMMACULATEDLY PRESENTED MID TERRACED RESIDENCE AFFORDING THREE BEDROOM ACCOMMODATION WITH LOW MAINTENANCE GARDENS, SOLAR PANELS AND OFF STREET PARKING OCCUPYING A CUL DE SAC POSITION IN THE VILLAGE OF NEW MILL.

### Summary

Significantly updated by the current vendor and presented in move in condition this mid terraced residence fully warrants an internal inspection. Occupying a pleasant cul de sac position the property briefly comprises: entrance hall, living room, dining kitchen, three first floor bedrooms and house bathroom. Externally there are low maintenance gardens and off street parking for two vehicles whilst the location of the property provides good access to local amenities, well regarded schooling and major road networks for the commuter.

### Accommodation

#### Entrance Hall

Having a laminate floor covering, central heating radiator and staircase ascending to the first floor.

#### Living Room

14' 10" max x 13' 7" ( 4.52m max x 4.14m )

Attractively presented reception room with the focal point being the solid fuel stove set to feature recess. The room has fitted recess bookshelving, a central heating radiator and is double glazed to front aspect.

#### Dining Kitchen

18' 1" x 9' 7" ( 5.51m x 2.92m )

A fabulous room ideal for family gatherings or entertaining. The kitchen has a stylish range of wall and base units with butchers block effect worksurfaces incorporating a sink unit with mixer tap. Appliances include the gas hob with extractor hood, electric oven and integral dishwasher whilst the room has a laminate floor covering, concealed unit lighting and inset ceiling lighting and is double glazed to rear aspect. There is also a useful under stairs pantry.

### First Floor

#### Bedroom One

13' 8" x 11' max ( 4.17m x 3.35m max )

A generous double room with central heating radiator and double glazed window to front aspect.

#### Bedroom Two

11' 6" x 9' 9" ( 3.51m x 2.97m )

A second double room this one having a central heating radiator and being double glazed to rear aspect overlooking the playing fields.

#### Bedroom Three

10' 5" x 7' ( 3.17m x 2.13m )

The final bedroom could also accommodate a double bed and has a radiator along with double glazed window to front aspect.

### House Bathroom

Contemporary style white suite comprising of low flush w/c, pedestal hand washbasin and 'p' shape double ended shower bath with overhead rainfall unit. There are complementary tiled walls and floor covering, inset ceiling lighting and a double glazed obscure window.

### External

To the front of the property is a double width tarmac off street parking area. The enclosed rear gardens are low maintenance and ideal for young children or if entertaining.





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## Kirklands, New Mill Holmfirth

- Mid Terraced House
- Three Bedroom Accommodation
- Low Maintenance Gardens
- Off Street Parking
- Cul De Sac Position

Tenure: Freehold EPC Rating: D

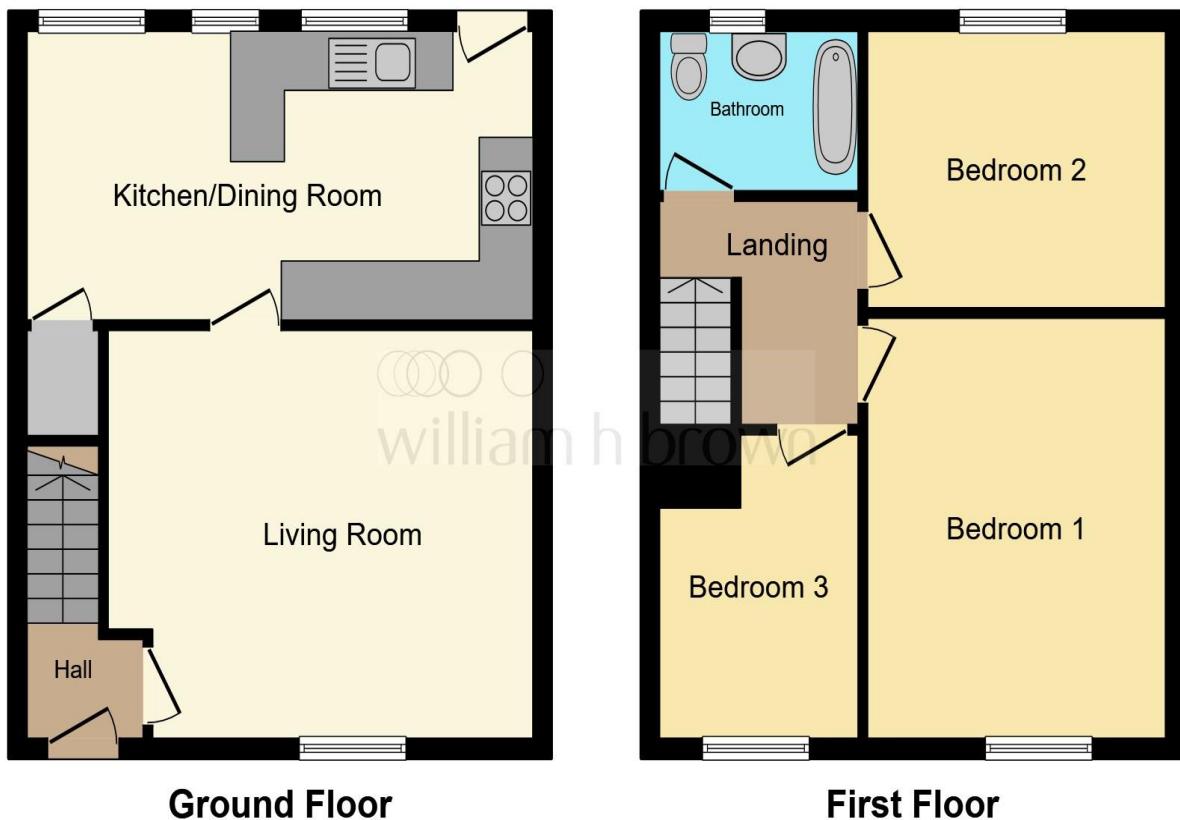
Council Tax Band: A

guide price

**£220,000**

### directions to this property:

Leave Holmfirth via Station Road, proceed for approximately one mile and take a right turning into Kirkroyds lane and then a left turning onto Kirklands. The property can be found on the left hand side.



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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