



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS



## Old Mill Court, Hepworth, Holmfirth, HD9 1HP

Offers Over £450,000

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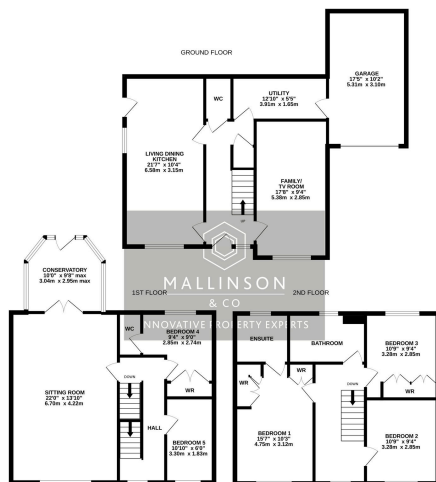
- STONE BUILT DETACHED
- SET OVER 3 FLOORS
- 4 / 5 BEDROOMS
- SPACIOUS LOUNGE
- CONSERVATORY
- DINING KITCHEN & UTILITY
- 2 EN SUITES
- INTEGRAL GARAGE & AMPLE OFF STREET PARKING
- LOW MAINTENANCE GARDEN
- SOUGHT AFTER VILLAGE CLOSE TO AMENITIES & TRANSPORT LINKS



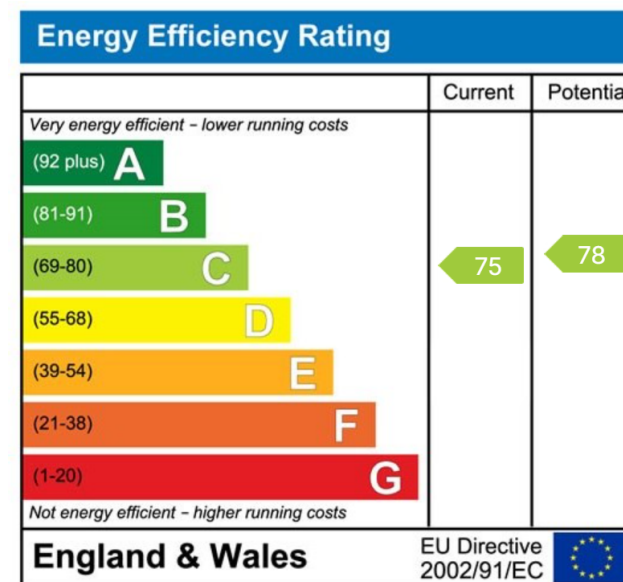


DISTINCTIVE HOME IN A BEAUTIFUL VILLAGE SETTING ... OCCUPYING A SUPERB POSITION WITHIN AN EXCLUSIVE DEVELOPMENT OF JUST FIVE PROPERTIES, THIS IMPRESSIVE STONE-BUILT DETACHED HOME OFFERS FLEXIBLE FOUR/ FIVE-BEDROOM ACCOMMODATION SET ACROSS THREE FLOORS. LOCATED ON THE EDGE OF HOLMFIRTH THE PROPERTY IS IDEALLY PLACED FOR THE LOCAL SCHOOL, VILLAGE PUB AND CHURCH, WHILE MILES OF BREATH TAKING RURAL WALKS BEGIN RIGHT ON THE DOORSTEP. THE HOME ITSELF BLENDS CHARACTER, QUALITY AND PRACTICALITY, PROVIDING GENEROUS RECEPTION SPACES, A FULL-DEPTH DINING KITCHEN, A FIRST-FLOOR LOUNGE WITH CONSERVATORY, MULTIPLE EN-SUITE FACILITIES, AND BEAUTIFULLY PRESENTED BEDROOMS ACROSS TWO UPPER FLOORS. WITH AMPLE PARKING, AN INTEGRAL GARAGE AND LOW-MAINTENANCE GARDENS, THIS PROPERTY IS PERFECTLY SUITED TO COUNTRYSID COMMUNITY LOCATION—)

SEEKING  
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OPTIONAL  
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TOTAL FLOOR AREA: 2010 sq.ft. (186.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreage (2023)



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