



76 Greenhill Bank Road New Mill, Holmfirth, HD9 1ER

A pair of quality stone built four bedroom family homes with astonishing Holme Valley views in this very sought after elevated position above the popular village of New Mill. Finished to a very high standard with quality fixtures and fittings throughout and all floor coverings. To the front of the property is off road parking and a huge integral garage/workshop and to the rear a paved and artificially lawned low maintenance garden backing onto fields. Briefly comprises entrance hallway, utility room, integral garage with workshop, to the upper ground floor is an open plan living dining kitchen, separate lounge and WC, and to the first floor are four double bedrooms, master with ensuite and house bathroom. Available for viewing immediately.

O.I.R.O £500,000

76 Greenhill Bank Road

New Mill, Holmfirth, HD9 1ER



- QUALITY BESPOKE FOUR BEDROOM TOWNHOUSE WITH FAR REACHING VIEWS
- ACCOMMODATION OVER THREE FLOORS
- OFF ROAD PARKING, HUGE INTEGRAL GARAGE AND REAR GARDEN
- SOLAR PANELS AND EV POINT
- BRIGHT AND SPACIOUS LIVING DINING KITCHEN AND SEPARATE LOUNGE
- AVAILABLE NOW

General Finish

Entrance

Utility

7'11" x 6'8" (2.425 x 2.050)

Integral Garage and Workshop

23'3" x 13'11" (7.100 x 4.250)

Upper Ground Hallway

WC

6'6" x 5'2" (2.00 x 1.6)

Living/Dining Kitchen

19'4" x 19'3" max (5.9 x 5.875 max)

Lounge

15'5" x 14'2" (4.7 x 4.325)

First Floor Landing

Master Bedroom

13'0" x 10'4" (3.985 x 3.150)

Ensuite

7'9" x 4'11" (2.365 x 1.5)

Bedroom 2

12'3" x 9'2" (3.750 x 2.8)

Bedroom 3

12'5" x 11'7" max (3.8 x 3.55 max)

Bedroom 4

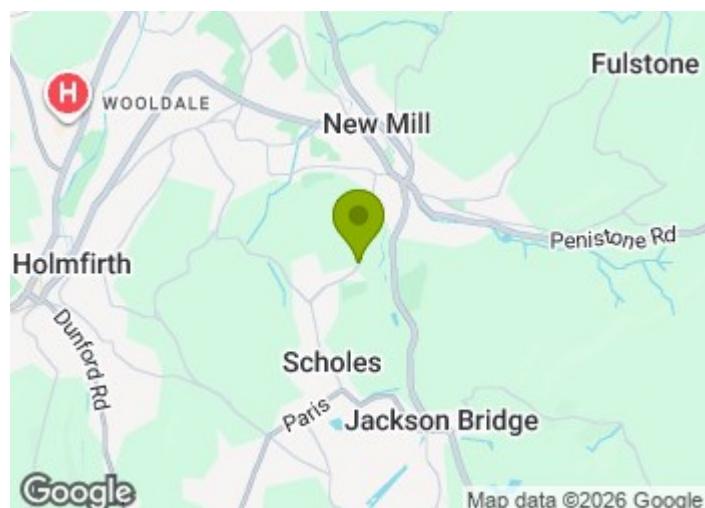
12'3" x 9'10" (3.75 x 3.0)

Family Bathroom

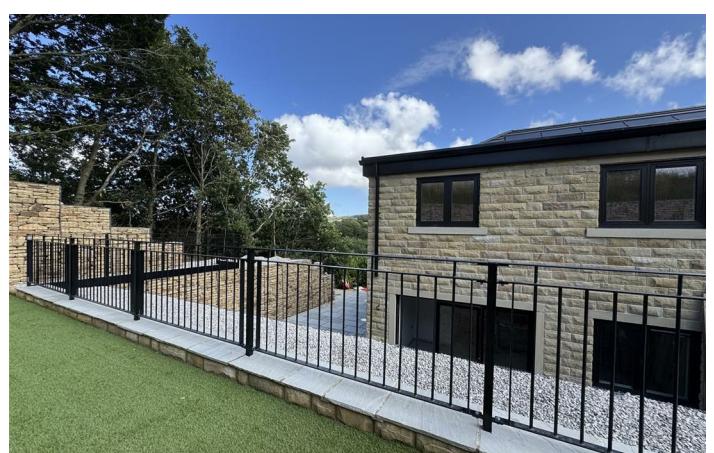
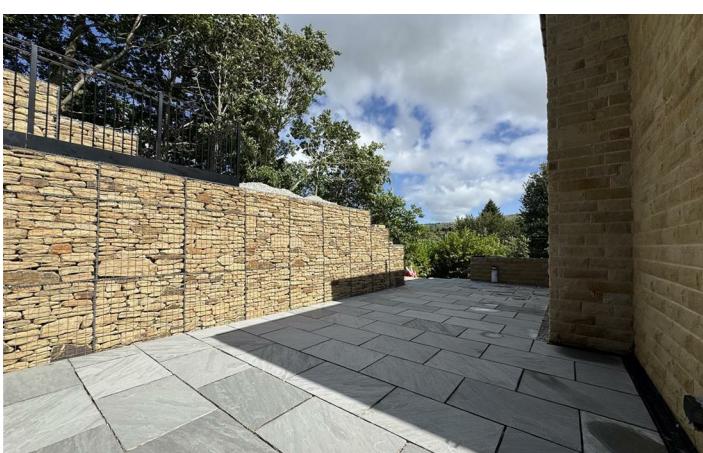
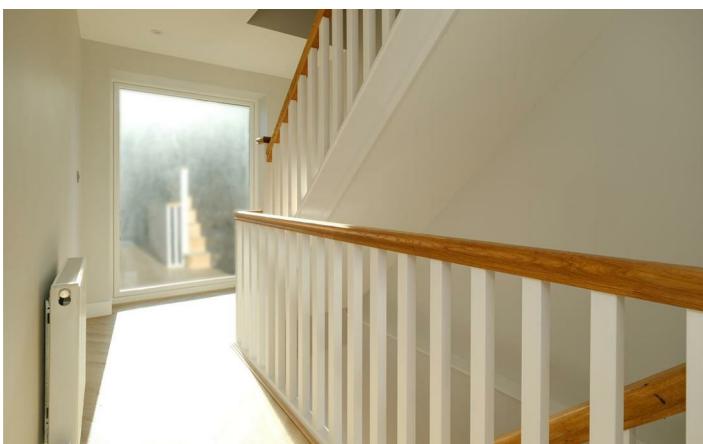
7'10" x 5'10" min (2.4 x 1.8 min)

Off Road Parking

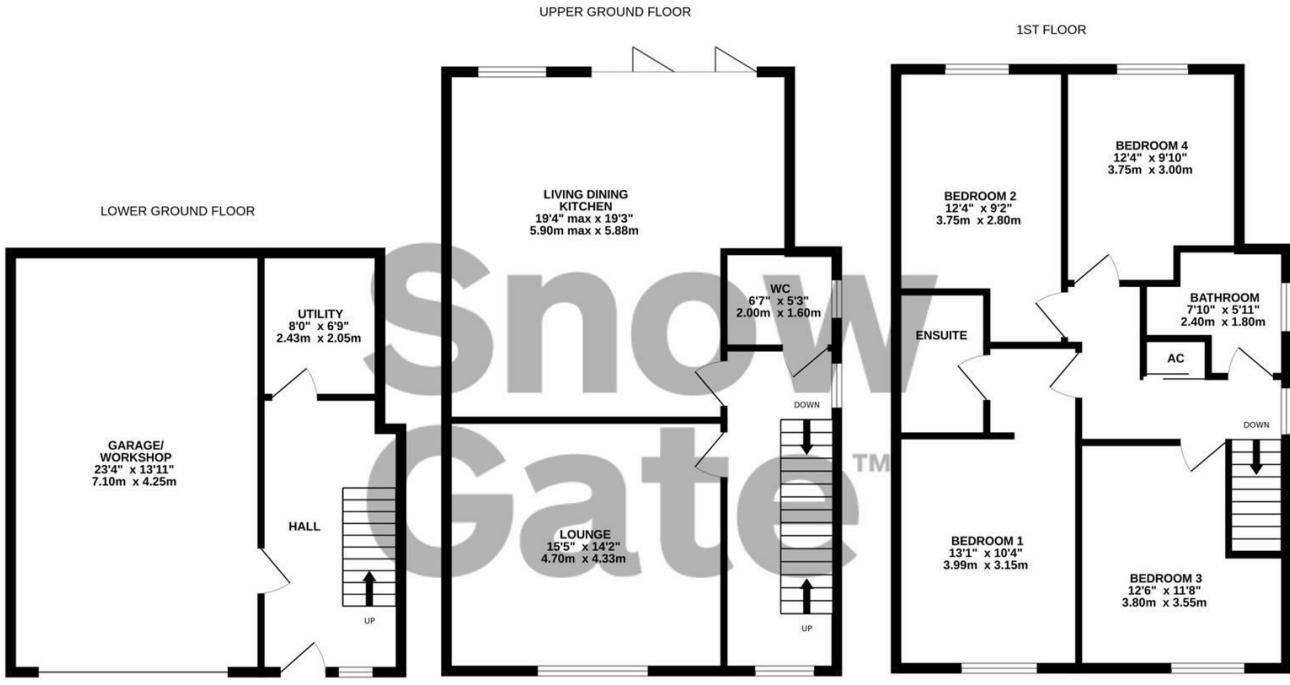
Garden



Directions



Floor Plan



TOTAL FLOOR AREA : 1887 sq.ft. (175.3 sq.m.) approx.

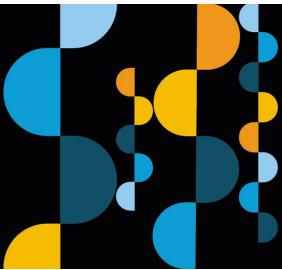
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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