



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

Positioned in the picturesque setting between New Mill & Totties, this stunning semi-detached property on Greenhill Bank Road is a quality new build. Spanning an impressive 1,850 internal sqft, this property is deceptively spacious, offering a perfect blend of modern living and comfort.

At the heart of the home is a well appointed living dining kitchen with bi-folding doors straight out onto the patio beyond, plus a separate living room with stunning countryside views. There are four well-proportioned double bedrooms, ensuring that there is plenty of room for family and guests alike. The property features two stylish bathrooms, including a luxurious ensuite, designed with quality and convenience in mind.

The integral garage, complete with a workshop, plus separate utility/bootroom add to the practicality of this home, while the driveway accommodates parking for up to three vehicles, making it ideal for families or those who enjoy hosting visitors. The addition of solar panels not only enhances energy efficiency but also reflects a commitment to sustainable living.

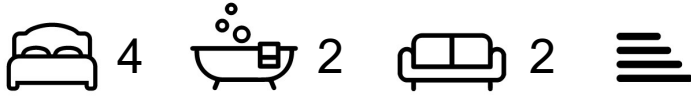
Step outside to discover expansive patios and sitting areas that invite you to enjoy the stunning countryside views. This outdoor space is perfect for alfresco dining or simply unwinding in the fresh air. The property has been constructed to a high standard by local contractors, ensuring bespoke quality and attention to detail throughout.

In summary, this semi-detached house is a rare find, combining modern amenities with a tranquil setting. It is an ideal choice for those seeking a spacious family home in a beautiful location.

£500,000

76 Greenhill Bank Road

New Mill, Holmfirth, HD9 1ER



- QUALITY BESPOKE FOUR BEDROOM PROPERTY 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 PLUS SEPARATE LOUNGE
- PLOT SIZE - 0.13 ACRES OR 515 SQM

General Finish

Entrance

Utility/Bootroom

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

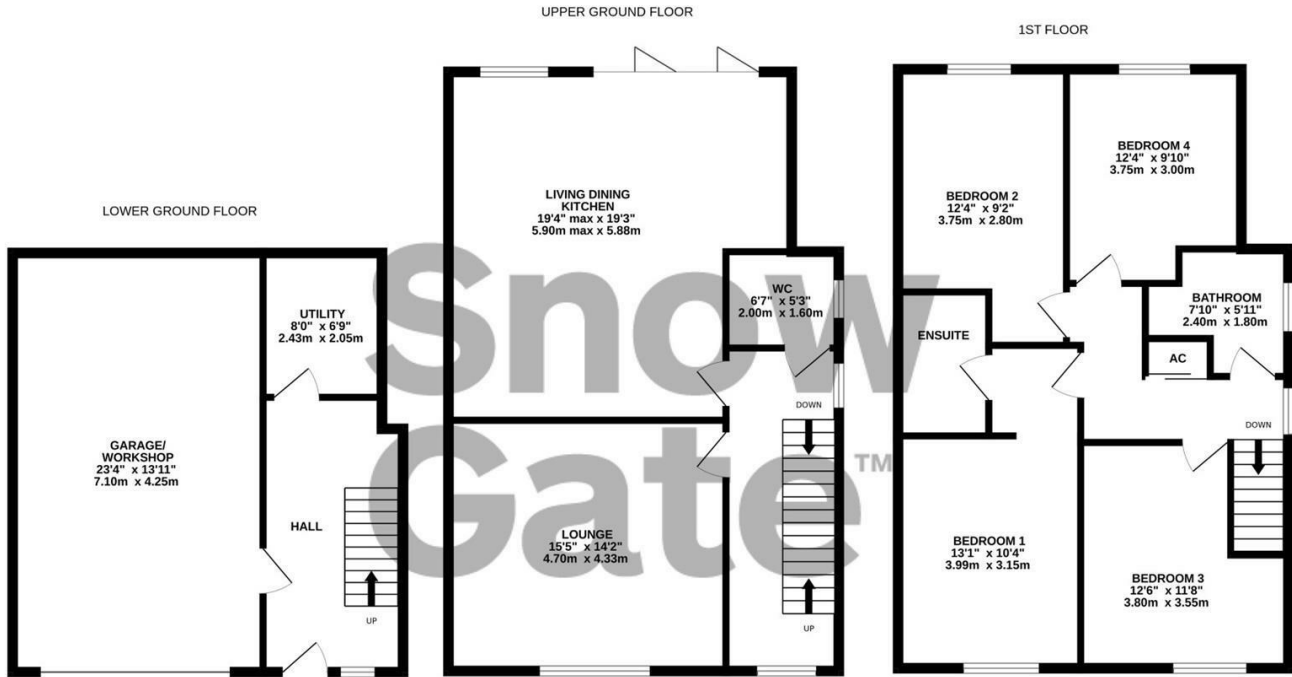


Directions





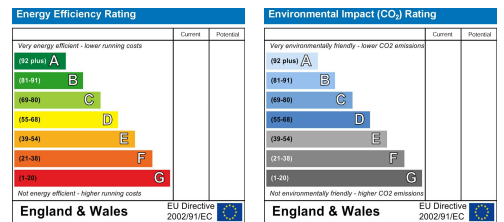
Floor Plan



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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