



**Daleside Avenue, New Mill Holmfirth HD9 1LT**

**welcome to**

## **Daleside Avenue, New Mill Holmfirth**

WELL PRESENTED AND EXTENDED SEMI DETACHED RESIDENCE OCCUPYING A CUL DE SAC POSITION AND AFFORDING FOUR BEDROOM ACCOMMODATION WITH GARDEN AND GARAGE LOCATED IN THE POPULAR VILLAGE OF NEW MILL

### **Summary**

An inspection would be highly recommended of this extended semi detached residence occupying a delightful cul de sac position within the village of New Mill. Affording generous four bedroom accommodation the property briefly comprises: entrance hall, living room, dining kitchen, rear porch, aforementioned first floor bedrooms, principle bedroom being en suite, and house bathroom. Externally the property is further enhanced by the low maintenance garden, driveway and attached garage. The property sits handily for local amenities and well regarded schooling along with major routes for the commuter.

### **Accommodation**

#### **Entrance Hall**

There is a central heating radiator, staircase ascending to the first floor and door leading to:

#### **Living Room**

14' 1" x 11' 5" ( 4.29m x 3.48m )

A well presented room with the focal point being the gas living flame fire set to feature surround. There is decorative coving to ceiling, a central heating radiator and the room is double glazed to front aspect.

An archway leads to:

#### **Dining Kitchen**

15' 1" x 9' 1" ( 4.60m x 2.77m )

With ample space for dining furniture there are attractive wall and base units with granite effect worksurfaces incorporating a stainless steel sink and drainer unit with mixer tap. Appliances include the electric hob with extractor, electric oven, integrated dishwasher and fridge whilst the room has a useful understairs pantry area, a central heating radiator

and is double glazed to rear aspect.

#### **Rear Porch**

There is a door leading out into the garden.

#### **First Floor Bedroom One**

12' x 9' 8" ( 3.66m x 2.95m )

This principle bedroom has inset ceiling lighting, a central heating radiator and is double glazed to front aspect.

#### **Dressing Room**

Having storage cupboards and good hanging space.

#### **En Suite**

6' 3" x 6' 3" ( 1.91m x 1.91m )

Fitted with a white suite comprising of low flush w/c and hand washbasin along with step in shower with Mira shower unit. The room has tiled walls and floor covering, inset ceiling lighting and a double glazed obscure window.

#### **Bedroom Two**

12' 2" to robe x 8' 7" ( 3.71m to robe x 2.62m )

The second double room or guest room has fitted wardrobes, a radiator and is double glazed to front aspect.

#### **Bedroom Three**

9' 7" x 9' 4" ( 2.92m x 2.84m )

A third double bedroom this one having a central heating radiator and being double glazed to rear aspect.

#### **Bedroom Four**

8' max x 7' ( 2.44m max x 2.13m )

The final bedroom or home office if preferred has a bulkhead wardrobe, radiator and is double glazed to



front aspect.

### **House Bathroom**

6' 7" x 5' 4" ( 2.01m x 1.63m )

Modern white suite comprising of low flush w/c, pedestal hand washbasin and panelled bath with overhead shower unit and bi fold screen. There are complementary tiled walls, a vinyl floor covering, chrome effect heated rail ladder, inset ceiling lighting and a double glazed obscure window.

### **External**

To the front of the property is a compact lawned area whilst a tarmac driveway provides off street parking and leads to the garage. the garage has power and lighting, plumbing for a washing machine, houses the central heating boiler, and a door leads to the rear garden.

The timber fenced rear garden is ideal for relaxing and is predominantly paved with an array of border plants along with a water supply.



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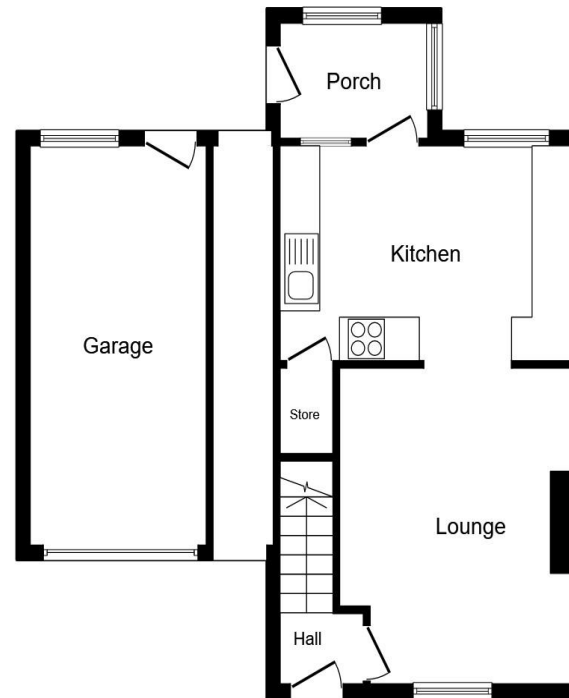
- Extended Semi Detached House
- Four Bedroom Accommodation
- Garage/Driveway
- Low Maintenance Garden
- Cul De Sac Position

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

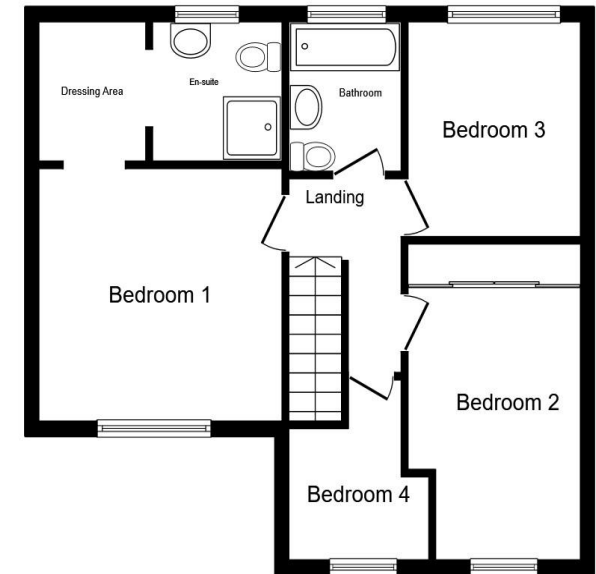
**£285,000**

### directions to this property:

From our office on Victoria Street in Holmfirth, bear left on to Station Road A635 in the direction of Barnsley. Turn right on to Robert Lane and then left on to Daleside Avenue. Then turn right into the cul de sac where the property is at the head of the cul de sac on the right hand side.



**Ground Floor**



**First Floor**

Total floor area 110.7 m<sup>2</sup> (1,192 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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