



## 5 Stoney Bank Lane

New Mill, Holmfirth, HD9 7LW

An excellent opportunity to purchase this four bedroom townhouse with flexible accommodation and attractive views in this very sought after location just a short walk from the High School and local amenities of both Holmfirth and New Mill. Available with vacant possession the property has accommodation over three floors and briefly comprises hallway, WC, dining kitchen and family room. To the first floor is a spacious and light reception room and large double bedroom/second sitting room with balcony. To the second floor are three further bedrooms, master with ensuite and family bathroom. Off road parking, integral garage and lovely enclosed rear garden.

£275,000

# 5 Stoney Bank Lane

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- FOUR BEDROOM TOWN HOUSE
- POPULAR PRIVATE AND QUIET LOCATION
- ATTRACTIVE VIEWS
- SHORT WALK FROM HIGH SCHOOL
- EXCELLENT CONDITION THROUGHOUT
- NO VENDOR CHAIN

## Entrance

## WC

6'9" x 3'0" (2.06m x 0.91m)

## Dining Kitchen

15'10" x 8'9" (4.83m x 2.67m)

## Garden/Family Room

8'4" x 7'11" (2.54m x 2.41m)

## First Floor

## First Floor Bedroom

15'11" x 12'1" (4.85m x 3.68m)

## Lounge

17'7" x 15'11" (5.36m x 4.85m)

## Second Floor

## Master Bedroom

14'1" x 10'5" (4.29m x 3.18m)

## Ensuite

8'11" x 4'7" (2.72m x 1.40m)

## Family Bathroom

8'10" x 5'6" (2.69m x 1.68m)

## Bedroom 3

11'0" x 9'2" (3.35m x 2.79m)

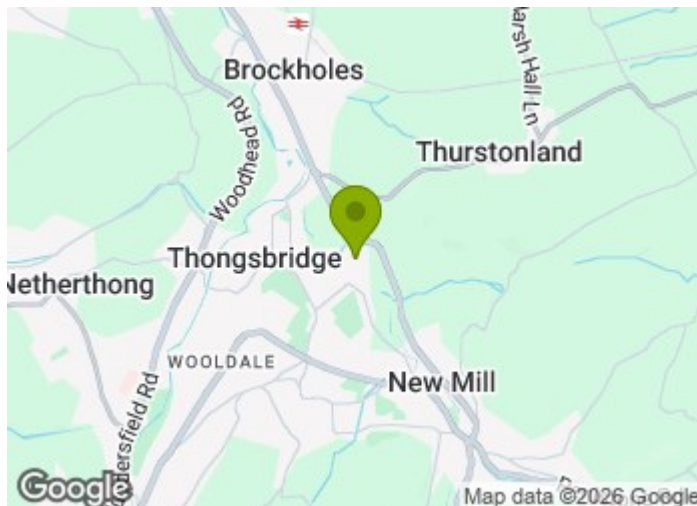
## Bedroom 4

8'7" x 6'5" (2.62m x 1.96m)

## Integral Garage

21'3" x 8'6" (6.48m x 2.59m)

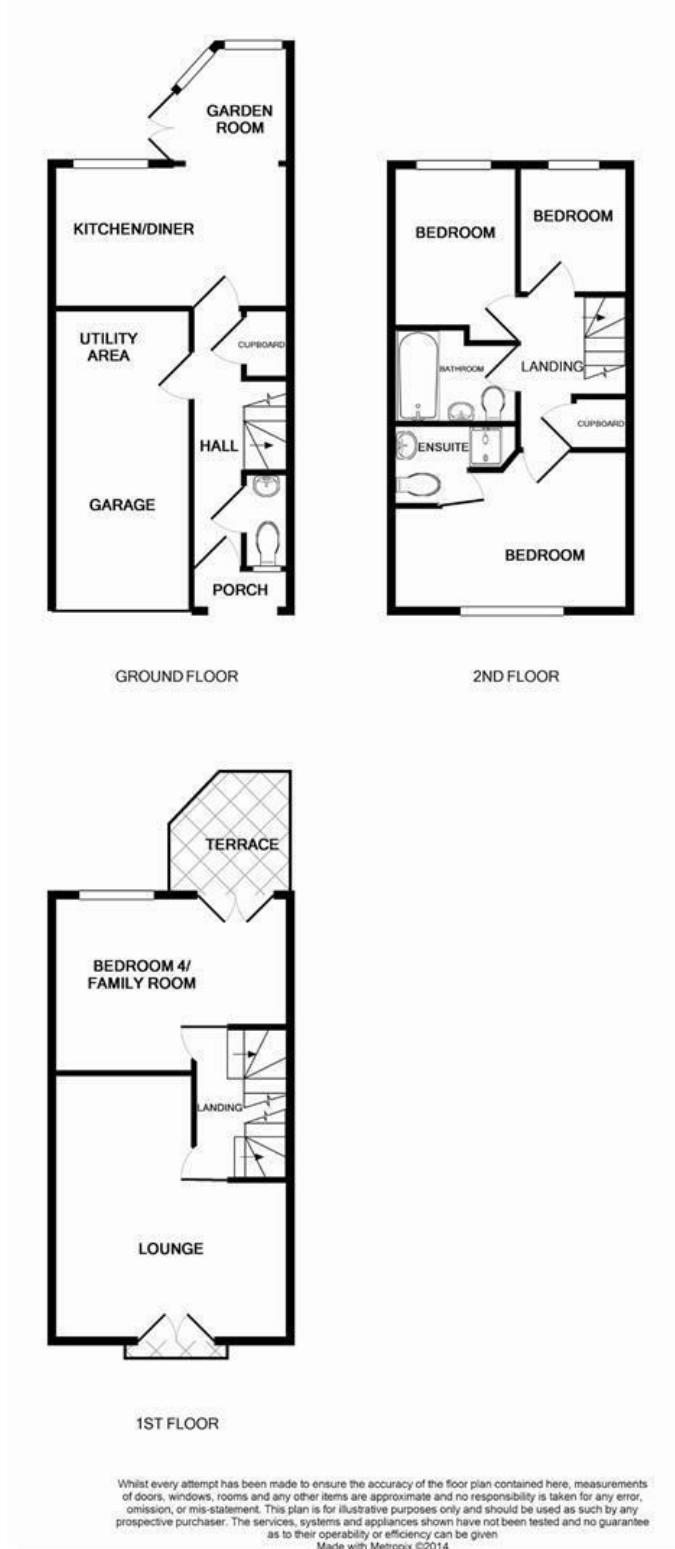
## Parking and garden



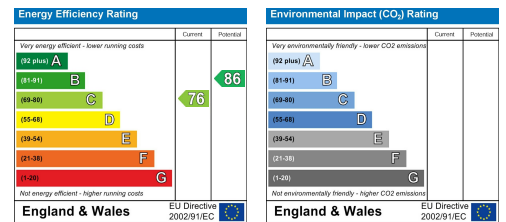
## Directions



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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