



Snow Gate™

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1 Greenhill Lane

New Mill, Holmfirth, HD9 1LG

A superb opportunity to purchase this three bedroom semi detached family home which has incredible opportunity for improvement and extension. The property occupies a huge plot tucked away in the heart of this picturesque village with beautiful views and an extremely private and large garden. Available with no vendor chain the property briefly comprises entrance hallway, lounge, side lobby, dining room, kitchen and cellar. To the first floor are three bedrooms, shower room and separate WC. Huge garden. Potential for off road parking, garage and/or outbuildings. A rare and realistically priced home/opportunity.

Asking Price £250,000

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- THREE BEDROOM SEMI DETACHED PROJECT IN THE HEART OF NEW MILL
- LOADS OF OPPORTUNITY FOR IMPROVEMENT AND EXTENSION
- VERY ATTRACTIVE AND LARGE GARDEN TO THREE SIDES
- VERY PRIVATE POSITION JUST A SHORT WALK FROM ALL THE AMENITIES
- BEAUTIFUL FAR REACHING COUNTRYSIDE VIEWS
- AVAILABLE WITH NO VENDOR CHAIN

Entrance

Lounge

12'11" x 12'1" (3.94m x 3.68m)

Side Hallway

Dining/Family Room

12'3" x 11'0" (3.73m x 3.35m)

Kitchen

8'0" x 5'11" (2.44m x 1.80m)

Cellar

5'11" x 5'6" (1.80m x 1.68m)

First Floor Landing

Master Bedroom

12'5" x 10'8" (3.78m x 3.25m)

Bedroom 2

12'2" x 10'9" (3.71m x 3.28m)

Bedroom 3

7'11" x 6'6" (2.41m x 1.98m)

Bathroom

6'5" x 5'5" (1.96m x 1.65m)

Separate WC

3'4" x 2'8" (1.02m x 0.81m)

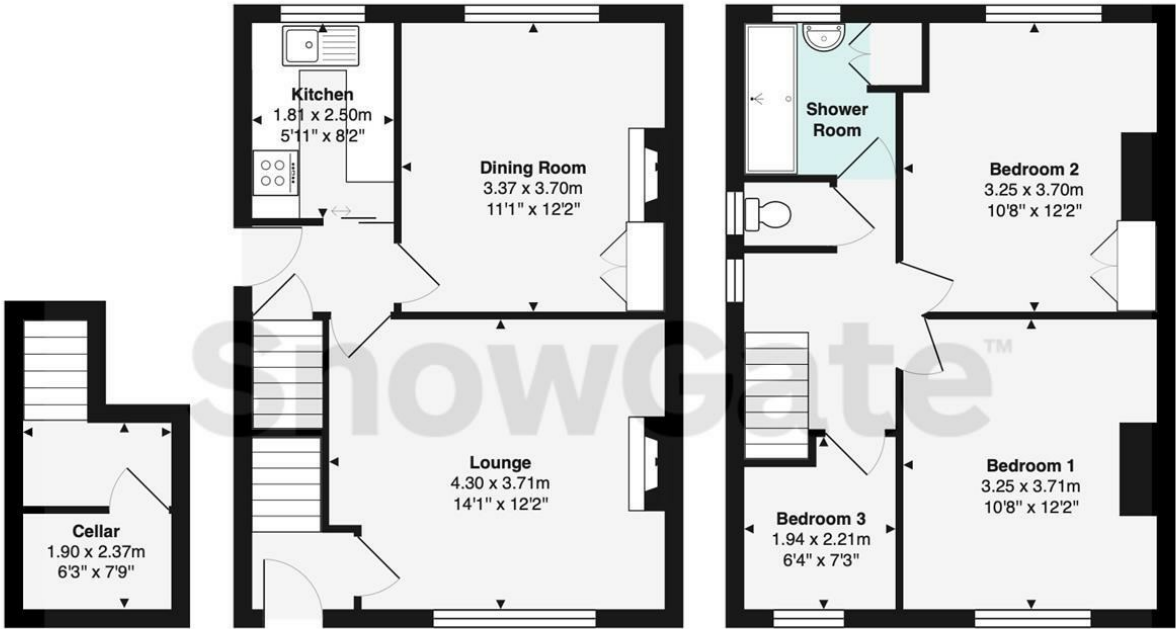
Garden



Directions



Floor Plan

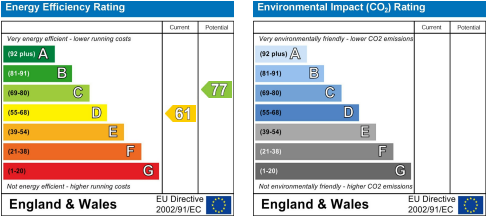


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Total Area: 85.1 m² ... 916 ft²

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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