



Hey Bottom, New Mill Holmfirth HD9 7EJ

welcome to

Hey Bottom, New Mill Holmfirth

CHARMING SEMI DETACHED COTTAGE, SET IN THIS ENVIABLE HAMLET. OFFERING LOTS OF CHARACTER WITH EXPOSED CEILING BEAMS AND MULLION WINDOWS. THREE BEDROOMS, TWO RECEPTION ROOMS, UTILITY AND CLOAKROOM. AMPLE BLOCKED PAVED PARKING LEADING TO DETACHED GARAGE. SPACIOUS INDIAN STONE PAVED GARDEN TO SIDE.

Summary

This attractive three bedroom semi detached cottage set within this idyllic hamlet, however still being within close proximity to the amenities Newmill has to offer, along with excellent commuting networks and a short drive into the vibrant Holmfirth town. The property oozes character and charm. The hamlet is accessed via a country lane, which contributes to the peaceful setting of this location, with a delightful woodland view. Briefly comprising of spacious entrance hallway, utility/cloakroom, spacious lounge diner, kitchen and second reception room. To the first floor three bedrooms and bathroom. To the front is a blocked paved for ample parking leading to a detached garage. Further enhanced by an EV charger. To the side is a spacious paved garden with a delightful woodland aspect.

Accommodation

Entrance Hallway

Enter through traditional stable style door into this spacious entrance lobby. There is plenty of natural light flooding in from the double glazed windows, with stone lintels. Stone flagged floor covering. Column radiator. Leading into utility room.

Utility/Cloakroom

10' x 5' 10" (3.05m x 1.78m)
Spacious cloakroom with a traditional sink set to curved vanity unit and low flush WC, complimented by tiled walls. Plumbing for washing machine and space for tumble dryer. Column radiator with heated towel rail. Obscured double glazed window.

Lounge Diner

23' 4" x 14' 4" (7.11m x 4.37m)
This spacious L-shaped carpeted lounge dinner, offers plenty of space to accommodate a dining

table. Plenty of natural light floods in through the double glazed French doors, with side panels leading to the side garden. Painted ceiling beams add to the character of this room. Useful recessed storage. Radiator.

Kitchen

10' 9" x 5' 8" (3.28m x 1.73m)
Offered with a good range of wall and base units, incorporating integral fridge and freezer, space for oven with gas hob, and concealed extractor unit. Laminate style floor covering. Double glazed windows with stone mullions, take in the woodland aspect to rear.

Reception Room/Dining Room

15' 4" x 8' 9" (4.67m x 2.67m)
Located to the rear of the property is the second reception/dinning room, with carpeted floor covering. Further enhanced by ceiling beams an open staircase leads to the first floor. Radiator

Landing

Carpeted staircase leads to first floor landing. Ceiling beam and double glazed window.

Bedroom One

12' 2" x 8' 11" (3.71m x 2.72m)
Carpeted double bedroom. Mullion double glazed window taking in the delightful woodland view.

Bedroom Two

8' 11" x 8' 7" (2.72m x 2.62m)
Spacious carpeted bedroom offering plenty of character, with angled exposed ceiling trusses and mezzanine style storage. Mullion double glazed window to side taking in the delightful rear aspect. Radiator.





Bedroom Three

8' 7" x 6' 4" (2.62m x 1.93m)

Carpeted bedroom with double glazed window to front aspect. Loft access.

House Bathroom

An attractive white bathroom suite, with a tiled Vitra built in sink, modern low flush WC. Bath with rainfall shower over and additional handset. Further complimented by tiled walls and a vinyl floor covering. Column radiator and obscured double glazed window.

External

To the front is a blocked paved for ample parking leading to a detached garage, part of the garage has been sectioned into a utility space, for garden storage and space for fridge and freezer. Further enhanced by an EV charger. To the side is a spacious paved garden, with useful garden shed. Boasting the delightful woodland aspect view.

Foot Note

Please note neighbouring property has a right of access over garden, please speak to agent for further details

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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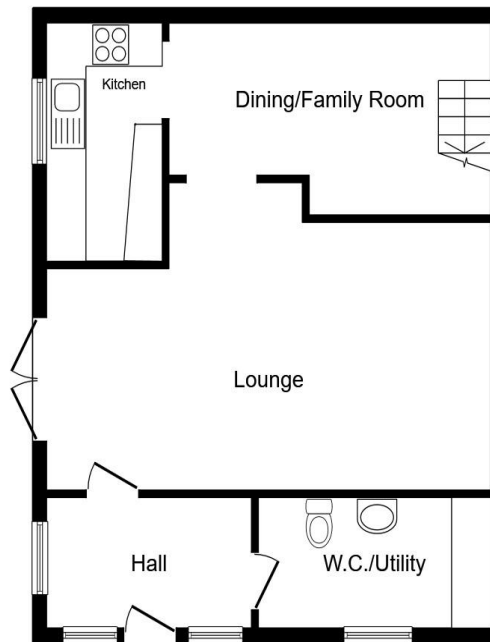
- Semi Detached Cottage
- Three Bedrooms
- Two Reception Rooms
- Utility/cloakroom
- Detached Garage

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

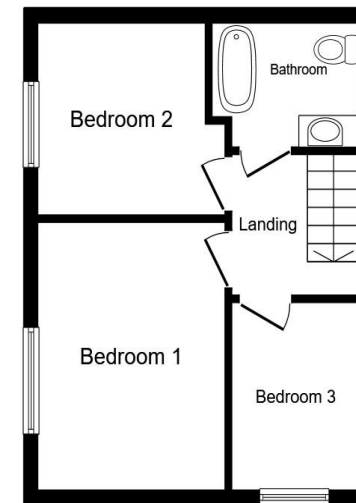
offers in the region of
£325,000

directions to this property:

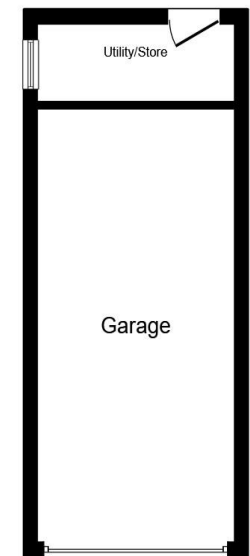
Leave Holmfirth via Station Road which then becomes New Mill Road. Follow this into the centre of New Mill and in the village. Continuing onto Sheffield Road, past the houses on the right. Turn left onto Hey bottom. Continuing up Hey bottom and property can be identified by the for sale board on the left hand side.



Ground Floor



First Floor



Outbuilding

Total floor area 109.9 m² (1,183 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



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Property Ref:
HMF108954 - 0015

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