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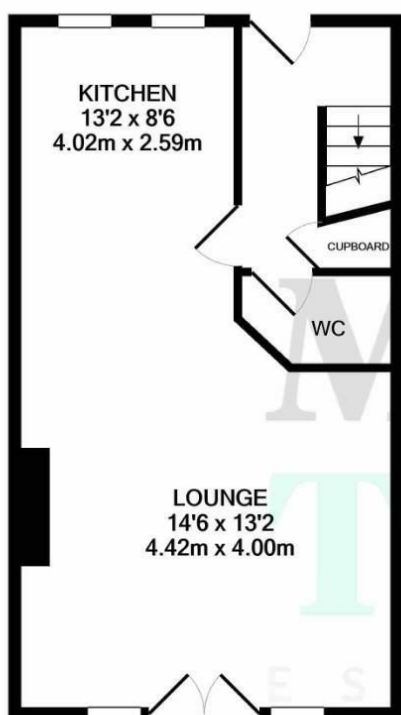
## Sude Hill, New Mill Holmfirth, Yorkshire

**£1,350 Per month**

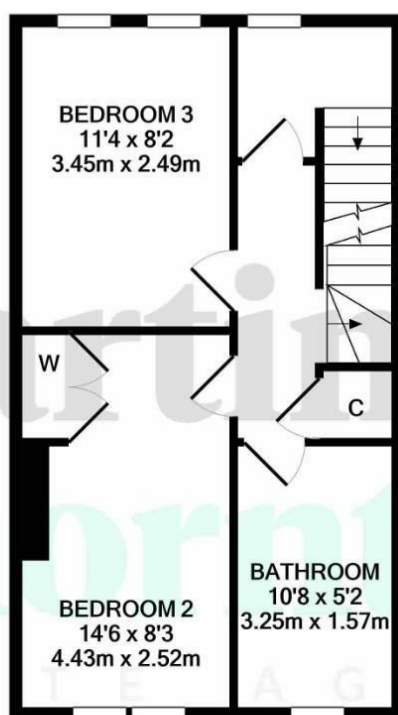
Beech Cottage is a very well-appointed, three double bedroomed, end town house built from reclaimed stone. Being only a short distance from the centre of New Mill village, the property enjoys some pleasant views from its elevated position over the surrounding area. Blending character and contemporary style with high specification fixtures and fittings, the accommodation is arranged over three floors, comprising an entrance hallway, downstairs WC and open-plan living kitchen with integrated appliances and feature fireplace. On the first floor are two double bedrooms and house bathroom and, on the top floor, the Master bedroom with en suite shower. Enjoying a gas central heating system, alarm system and full uPVC double glazing. Externally, there is a landscaped rear garden with timber decking and stone flagged seating areas from which to enjoy the views over the village. To the front are two parking spaces.

# Sude Hill, New Mill Holmfirth, Yorkshire

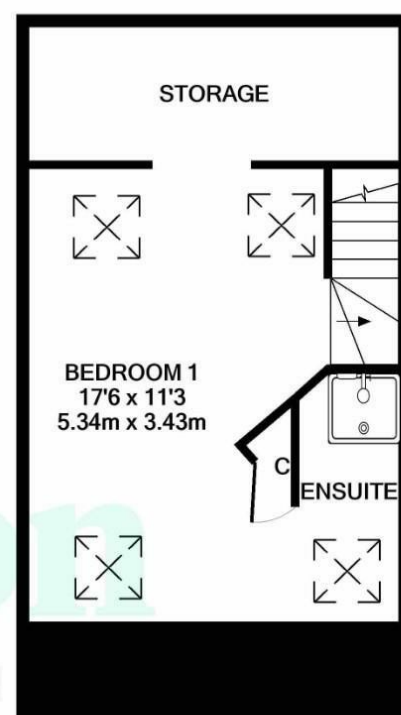
## Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 375 SQ.FT.  
(34.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(34.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 331 SQ.FT.  
(30.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1082 SQ.FT. (100.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# Sude Hill, New Mill Holmfirth, Yorkshire

## Details



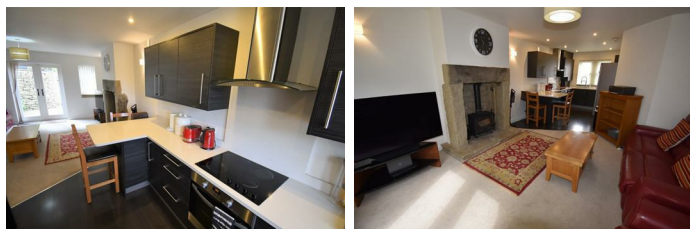
### Entrance Hallway

An entrance door with the upper portion having an opaque glazed panel gives access to the entrance hallway. Having a staircase on the left-hand side with glazed panel, beneath which is a useful storage cupboard. There is ceiling downlighting, smoke alarm, radiator and of particular note is the flooring which continues into the kitchen area. Access can be gained to the downstairs WC

### Downstairs WC

Having a contemporary two-piece suite comprising a rectangular hand basin with storage cupboard below and a low level WC. There are part tiled surrounds and floor tiling, extractor fan, ceiling downlighting and a radiator.

### Living Kitchen



A particularly well-presented room blending both character and contemporary style. The kitchen area is located to the front and enjoys a pleasant view over New Mill village from its uPVC window. The stylish worktops extend to provide a breakfast bar and have matching up-stands and splash-back to the canopy style filter hood, along with a built-in oven and hob, integrated washing machine and dishwasher, space for a free standing fridge freezer and ceiling downlighting. The adjoining living area is positioned to the rear of the property and has two uPVC windows with feature stone, deep sills and central French doors providing access onto the rear garden. The centrepiece of the room is a fabulous, exposed stone fireplace with a stone hearth, upon which stands a Hunter solid fuel stove with glazed door. There are also various wall light points and a radiator.

### First Floor Landing

From the entrance hallway a staircase rises to the first floor landing which has a useful storage cupboard. A door leads onto an inner landing area with a radiator and uPVC window with stone sill, and a staircase with glass panel which leads up to the top floor Master Suite.

### Bedroom Two



This good sized, double bedroom is positioned to the rear of the property and has uPVC double glazed windows with exposed stone sill, providing a pleasant outlook onto the landscaped rear garden. There is also a radiator.

### Bedroom Three



A particularly light and bright room having a dual aspect to the front and side, with uPVC windows incorporating deep window sills and a pleasant outlook over New Mill village. There is also a radiator.

# Sude Hill, New Mill Holmfirth, Yorkshire

## Details



### Bathroom



This good sized bathroom has a white three-piece suite comprising a P-shaped bath with curved shower screen and overhead waterfall style shower fitting, a rectangular hand basin with storage cupboards below and a low level WC. There is part tiling to the walls, tiling to the floor, wall mounted mirror, light and shaver unit and ceiling downlighting. Also having a rear uPVC obscured window and an upright, chrome, ladder style radiator.

### Master Bedroom



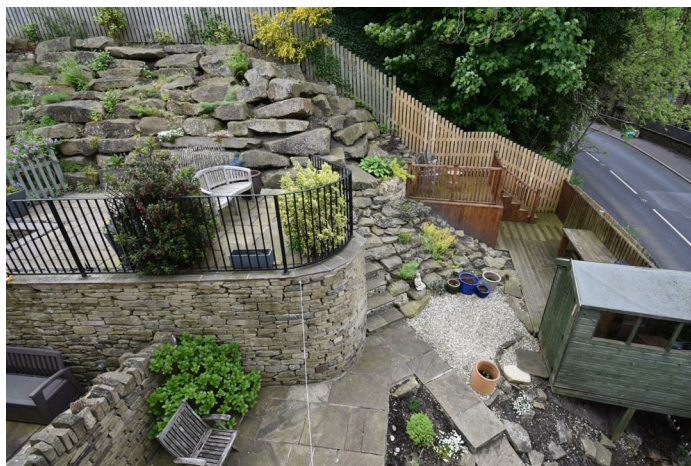
Located on the top floor, this wonderful, double sized room has an angled ceiling with exposed beams. Being particularly light and bright with four Velux windows, space for free standing furniture, a useful storage cupboard and a radiator. Being the Master bedroom, it has the advantage of an en suite shower room.

### En Suite



Particularly stylish in nature having a walk-in shower cubicle with positional high level shower fitting, a rectangular hand basin with storage cupboards below and a low level WC. There is part tiling to the walls, tiling to the floor, wall mounted mirror, light and shaver unit and an upright, chrome, ladder style radiator.

### External Details



Immediately in front of the property there are two parking spaces. The rear garden has perimeter fencing and walling, there are pleasant rockery areas, a timber decked patio seating area and timber shed. Timber steps lead up to one of two patio areas which enjoy pleasant views over the surrounding area. Steps lead up to a second, stone flagged seating area which is a real sun trap. A most pleasant outdoor eating and entertaining space, with stone flagged

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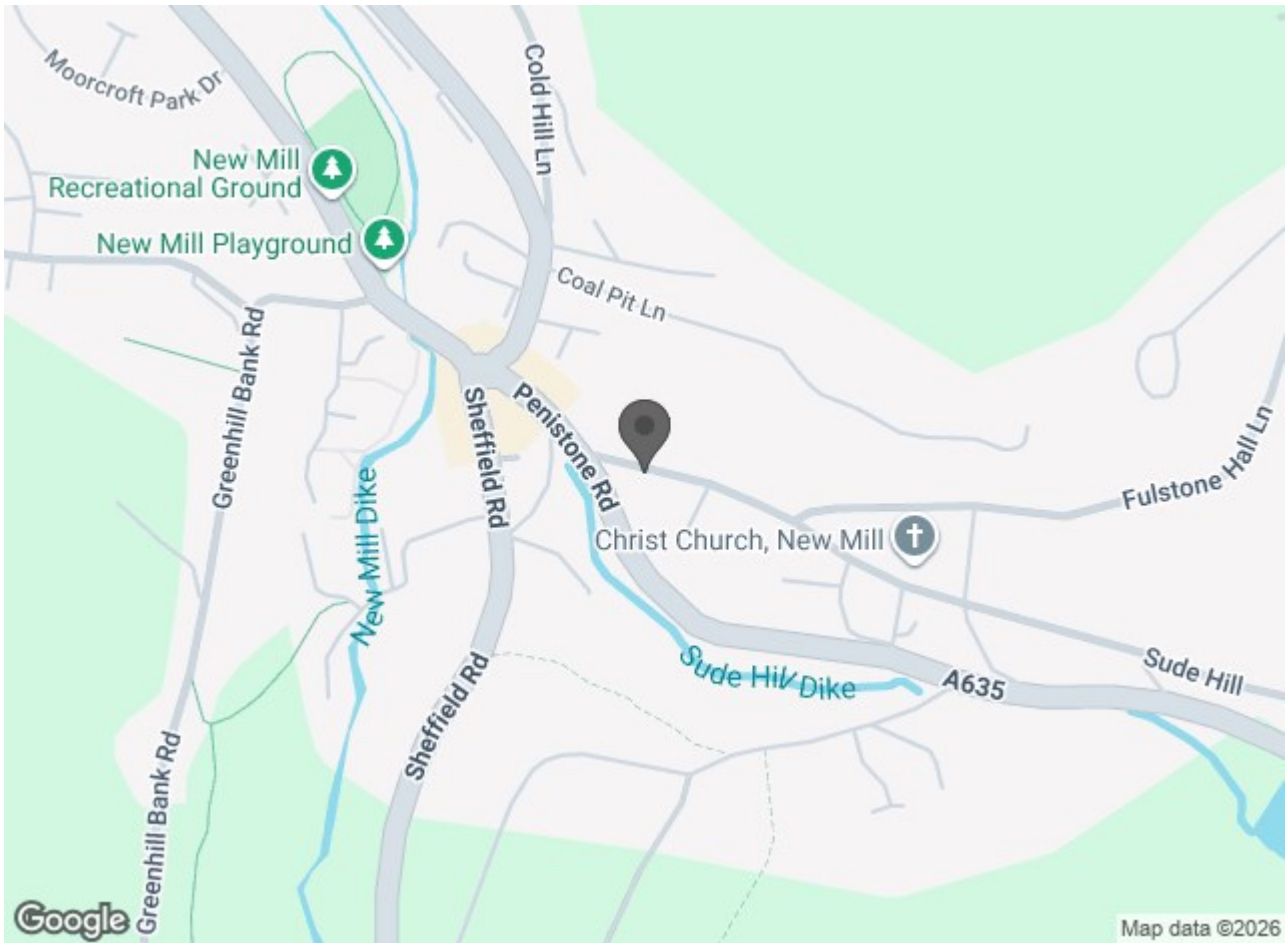
## Details



pathways and perimeter side fencing, outside power and lighting.

# Sude Hill, New Mill Holmfirth, Yorkshire

Directions



## **Sude Hill, New Mill Holmfirth, Yorkshire**

**Lettings Disclaimer** - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.