



Rose Cottage, 12 Sude Hill, New Mill

This exceptional stone built end-terraced cottage enjoys a sought after setting with generous gardens and views to the rear. It has been tastefully renovated and extended by our client, retaining many character features including stone mullions and exposed beams complimented by quality modern fittings. It also has a gas central heating and uPVC double glazed windows. The accommodation comprises: entrance hall, large lounge, dining kitchen, landing, 3 bedrooms and a bathroom. Externally, there is a pleasant garden to the front enclosed by a stone wall. There is a larger garden to the rear which is arranged over 3 tiers and enjoys superb views over New Mill Park at the rear.

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Accommodation:

GROUND FLOOR

Entrance Hall

With composite entrance door, stone surround and stairs to the first floor.



Lounge 16'6" x 16'5"

A large lounge with exposed stone mullioned windows to the front, beams to the ceiling, superb stone fireplace and hearth with log burning stove, column radiator and recessed storage cupboard beneath the stairs.



Dining Kitchen 14'1" x 21'1" (18'5" min)

A generously sized kitchen which benefits from the single storey rear extension. It is fitted with an excellent range of base units and wall cupboards with laminated worksurfaces, ceramic, 2 bowl sink unit with mixer tap, integrated oven, microwave, warming drawer, dishwasher, washing machine, full sized fridge and freezer. There are windows to the rear and glazed double doors to the garden, 2 velux rooflights to the part angled ceiling and tall column radiator.

FIRST FLOOR



Landing

With wooden spindle balustrade around the stairs, loft access and inset spotlights to the ceiling.



Bedroom 1 11'6" x 11'4"

A large double bedroom with exposed stone mullions to the front, exposed roof truss to the high angled ceiling, central heating radiator.



Bedroom 2 11'4" x 9'8"

Another double bedroom with exposed stone mullioned windows to the rear enjoying the views, exposed roof truss to the high angled ceiling and central heating radiator.



Bedroom 3 8' x 7'10"

A single bedroom with exposed mullioned windows to the front, central heating radiator and storage over the staircase bulkhead.



Bathroom 7'8" x 6'4"

With walk in shower enclosure, low flush wc and washbasin within a vanity unit, partly tiled walls, tall wall mounted radiator and obscure glazed windows with exposed stone mullions.



OUTSIDE

To the front of the house there is a pleasant enclosed garden areas with lawn, borders and a small stone built outbuilding. A driveway provides access down the side of the house to the rear garden – note that other properties within the row enjoy access over this driveway.



Rear Garden

To the rear of the house you will find a generous garden area with a paved seating area enjoying the views off the kitchen area. Steps lead down the mid-level where there is planting and a further seating area, then the lawned level beyond.

Additional Information

The property is Freehold, Council tax band C, Energy rating 71 (Band C).

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoor and in-home with a range of suppliers.

Viewing

By appointment with Wm Sykes & Son.

Location

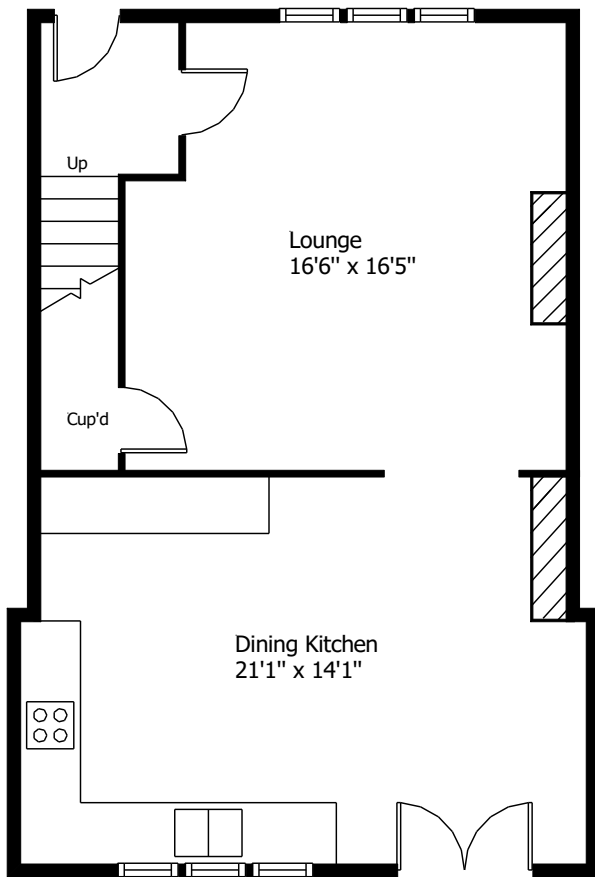
Leave Holmfirth on the A635 Station Road and follow this through to the centre of New Mill. At the junction in the centre of the village continue along the A635 as it becomes Penistone Road and heads towards Shepley. Take the first left off this road onto Sude Hill and the property will be found on the left hand side.



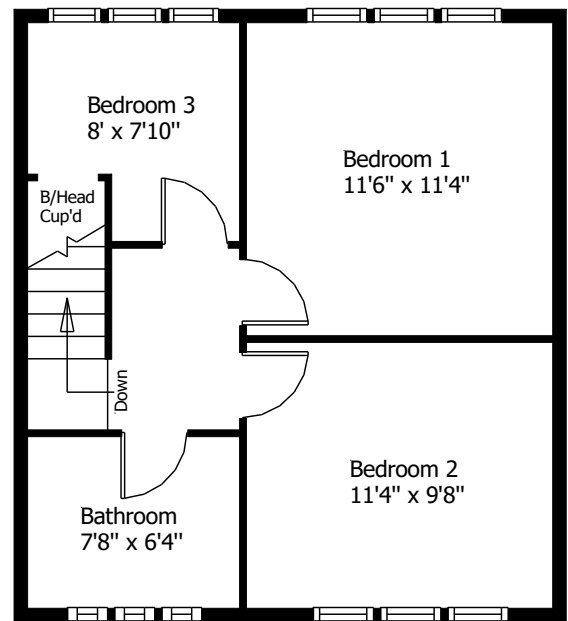
Rear Garden



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Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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