



9 Sude Hill, New Mill

This traditional stone built mid terrace cottage is brimming full of character and enjoys a popular location, just out of the centre of New Mill. It features a wealth of exposed stonework and beams complimented by modern fixtures and fittings. The accommodation comprises: open plan living room and kitchen with 2 stone fireplaces, landing, modern bathroom and 2 bedrooms. It has a gas central heating system and uPVC double glazed windows. Externally there is a small seating area to the front but no rear garden.

Accommodation:

GROUND FLOOR



Living / Kitchen 22'1" x 12'3" (8'11" min)

The ground floor features an open plan living area to the front and kitchen to the rear. It has a uPVC entrance door and window to the front, chimney breast with feature Yorkshire range, beams to the ceiling and stone flagged floor (floor boards to the central area), central heating radiator and staircase leading to the first floor.



Kitchen Area

The kitchen area features a range of fitted units with laminated worksurfaces, integrated oven, 4 ring gas hob with extractor over, plumbing and space for washing machine and stainless steel sink with mixer tap. There is also an exposed stone chimney breast with living flame gas stove, glazed double doors to the rear and a door leading to the cellar / storage area underneath the stairs.

FIRST FLOOR



Bedroom 2 15'3" x 4'2"

A long by narrow single bedroom with windows to the front, exposed stone chimney breast, central heating radiator and mezzanine store area above to the high angled ceiling.



Landing

With feature reclaimed timberwork to one wall, windows to the rear and beams to the ceiling.



Bathroom 7'2" x 6'8"

With modern three piece suite in white comprising low flush wc, pedestal washbasin and bath with shower over, obscure glazed window to the rear, exposed roof truss to the high angled ceiling, exposed stone chimney breast and stone window reveal, central heating radiator.



Bedroom 1 12'3" x 8'2"

A double bedroom with mullioned windows to the front, exposed roof truss to the high angled ceiling and central heating radiator.

OUTSIDE

There is a small seating area and border at the front of the house. There is no rear garden. The doors at the rear of the kitchen are for access only. There is an ex coal storage area accessible by the communal wheelie bins.

Additional Information

The property is Freehold. Energy rating 64 (Band D), Council tax band A. Our online checks show that Fibre Broadband (Fibre to the Cabinet FTTC) is available and mobile coverage at the property is offered by several providers.

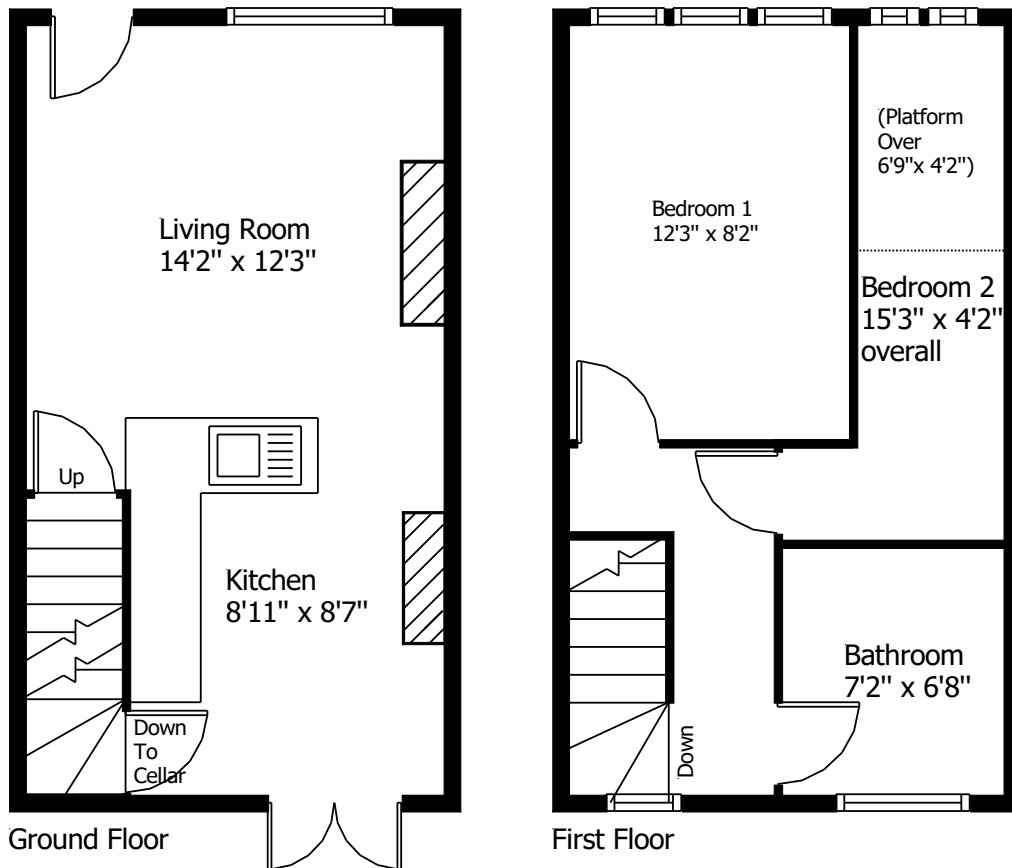
Viewing

By appointment with Wm Sykes & Son.

Location

Take the A635 road out of Holmfirth into New Mill. At the junction continue on the A635 Penistone Road for approximately 150 yards and turn left up Sude Hill. The property will be found on the right hand side.

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