Wm Sykes & SON EST. 1866

Offers in the region of
£180,000

321 New Mill Road, Brockholes

Occupying a convenient roadside location, close to shops and amenities, this attractive double fronted house offers great potential to improve and update. It comprises, entrance hall, 2 reception rooms, kitchen, landing, 2 double bedrooms and bathroom. There is a gas central heating system and double glazed windows but further modernisation will be required by the next owner. Externally, there is a small garden to the front and yard area at the rear. For sale with no vendor chain.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

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Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation:

GROUND FLOOR

Entrance Hall
With uPVC entrance door, staircase to the first floor and doors into the reception rooms.

Lounge **15'10" x 12'3"**
A good sized living room with partial panelling to the walls, chimney breast with feature fireplace, window to the front and central heating radiator.

Dining / Sitting Room

Dining / Sitting Room **15'1" x 14'10"**
A larger multi-purpose reception room with window to the front, chimney breast with log burning stove and tiled heath, central heating radiator.

Dining Kitchen **14'11" x 10'**
A lean-to extension at the rear of the building which features a range of base units and wall cupboards with laminated worksurfaces, plumbing for washing machine and dishwasher, double doors to the rear and windows to the side and rear.

FIRST FLOOR

Landing
With window to the rear.

Bedroom 1 15'11" x 12'10"
A large double bedroom with windows to the front and side, central heating radiator.

Bedroom 2 14'4" x 10'4"
Another double bedroom which is opened up into the box room area. Now featuring 2 windows to the front, central heating radiator and loft access.

Bathroom

Bathroom 11'3" x 5'2"
With low flush wc, pedestal washbasin and bath with shower over, large recessed airing cupboard housing the central heating boiler, obscure glazed window to the rear.

OUTSIDE
There is a small garden to the front with stone wall surround. At the rear of the building you will find a further yard / garden area which includes and a sizeable outside store and gated access (accessed via a shared driveway from New Mill Road).

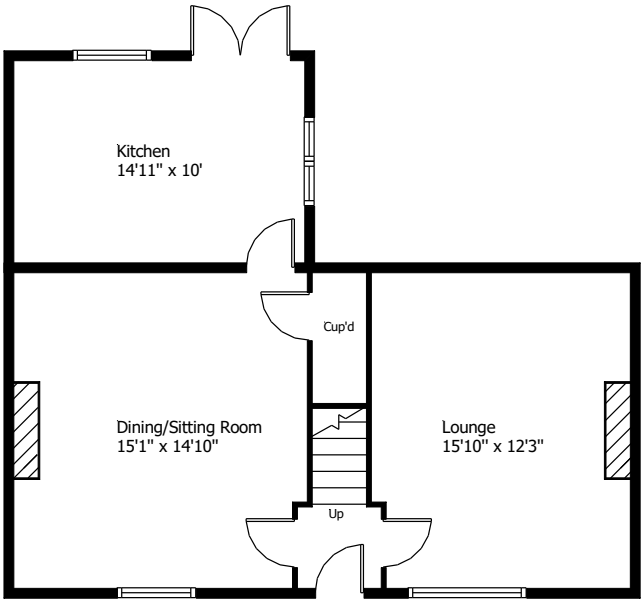
Additional Information

The property is Leasehold, on the remainder of a 999 year lease granted in 1886. Energy rating 55 (Band D). Council tax band C. Our online checks show the Full Fibre Broadband is available and could be installed. Mobile coverage is varied dependent on the supplier.

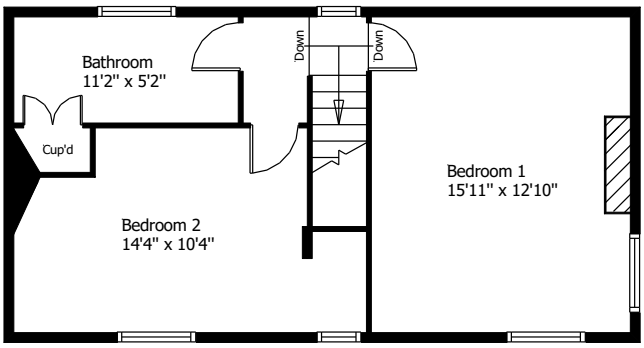
Viewing
By appointment with Wm. Sykes & Son.

Location
The property will be found on the A616 New Mill Road in the centre of Brockholes adjacent to a row of shops.

321 New Mill Road, Brockholes



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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