



## Ridge View, New Mill Road, Holmfirth

An individual detached bungalow which occupies a pleasant position set back from New Mill Road and enjoying outstanding, far-reaching views. It is generally well maintained but offers excellent potential for the new owner to renovate and redesign subject to their own tastes. The accommodation currently comprises: entrance hall, lounge, kitchen, conservatory, bathroom, 2 bedrooms (one currently used as a dining room) and a large attic space offering further potential for conversion. It has a gas central heating system and uPVC double glazed windows. Externally there is a driveway and parking area leading to the detached garage with gardens to the front, side and rear. For sale with no vendor chain.

### Holmfirth

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

[wmsykes.co.uk](http://wmsykes.co.uk)

### Slaithwaite

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



## Accommodation:

### GROUND FLOOR



#### Entrance Hall

An entrance porch with front entrance door leads into the L-shaped hall which features a central heating radiator and access to the loft via a retractable ladder.



#### Lounge 14'10" x 13'9"

With windows to the side and rear enjoying the views, chimney breast with living flame gas fire and wooden fireplace surround, 2 central heating radiators.



#### Kitchen 9'2" x 8'11"

Fitted with a range of modern base units and wall cupboards with laminated worksurfaces, 1 1/2 bowl stainless steel sink unit with mixer tap, integrated oven, 4 ring gas hob with extractor over, free standing washing machine, drier and fridge, tiled splashbacks, central heating radiator, window to the front and door into the conservatory.

#### Pantry 8'11" x 2'6"

A walk in pantry accessed from the kitchen.



**Conservatory 13'8" x 7'5"**

With windows to front garden area and glazed entrance door, central heating radiator and glazed double doors to Bedroom 2 / Dining Room.



**Bedroom 1 14'11" x 10'**

A double bedroom with window to the front and central heating radiator.



**Bedroom 2 12'3" x 9'5"**

Currently used as a dining room with double doors into the conservatory and central heating radiator.



**Bathroom 5'10" x 9' (12'2" max)**

With low flush wc, pedestal washbasin, bath, shower enclosure, fully tiled walls, obscure glazed window to the front, heated towel rail extractor and inset spotlights to the ceiling. There is also a built in storage cupboard housing the central heating boiler (installed in 2022).





**Attic Room 28'6" x 12'10"**

There is a large attic space offering potential for conversion subject to the necessary consents. It features a window to the side elevation.

**OUTSIDE**

The property is accessed from New Mill Road up a tarmac driveway which is owned by Ingledene, the bungalow below which fronts onto New Mill Road. This leads to a tarmac parking area in front of the house and a detached garage.



**Gardens**

**Detached Garage 19'2" x 12'2"**

A detached sectional concrete garage with up and over door.





## Gardens

There are low maintenance gardens to the front, side and rear of the bungalow which feature a stone paved seating area to the front of the property, lawned areas to the side and rear and a small wooden garden shed with electricity supply.



## Plan

For identification purposes only.

## Additional Information

The property is Freehold. Energy rating 60 (Band D), Council tax band C. Our online checks show that Superfast Fibre (Fibre to the Cabinet FTTC) is available and mobile coverage at the property is offered by a limited range of providers.

## Viewing

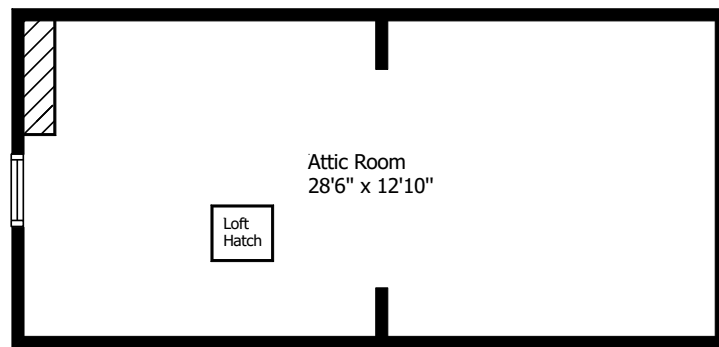
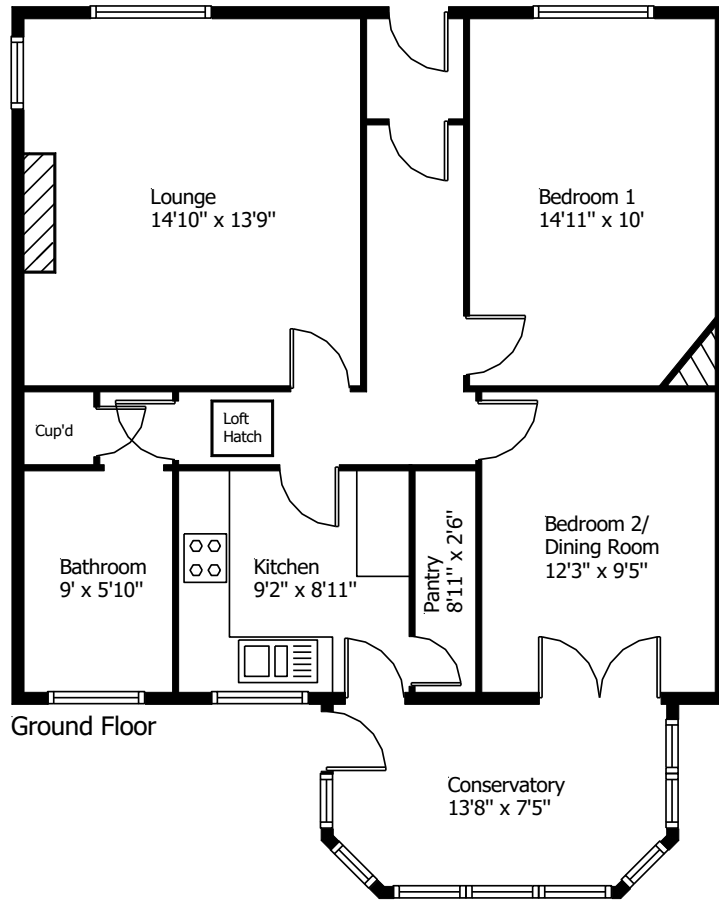
By appointment with Wm Sykes & Son.

## Location

Leave Holmfirth on the A635 Station Road, this becomes New Mill Road. The property will be found on the left hand side after approximately 1 mile opposite the recreation ground and is accessed via a driveway between Ingledene and Bentony Cottage, just before Bill Lane.



Ridge View, New Mill Road, Holmfirth



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. No responsibility can be accepted in respect of this information by "Plan-it Design"

© Floor Plan by "Plan-it Design".  
 Unauthorised reproduction prohibited.  
 planitdesign2017@gmail.com

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.