



6 Old Mill Lane, Thongsbridge

Offering spacious and well maintained accommodation over 3 floors, this end terraced townhouse must be viewed internally to be fully appreciated. It comprises: entrance hall, wc, utility, open plan kitchen with dining / garden room, landing, 2 first floor living rooms, 3 second floor bedrooms, bathroom and en-suite. It has uPVC double glazing gas central heating and attractive modern fittings. Externally, there is a block paved driveway to the front, integral garage / store and a pleasant easily maintained garden at the rear. Internal viewing is essential to fully appreciate all that it has to offer.

Holmfirth

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

wmsykes.co.uk

Slaithwaite

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

Accommodation:

GROUND FLOOR

Open Porch

The property is entered via this open porch area, via a uPVC entrance door.



Hall

With quality LVT flooring, central heating radiator, inset spotlights to the ceiling and staircase leading to the first floor with storage cupboard under.



Kitchen

15'6" x 9'1"

Fitted with a good range of shaker style base units and wall cupboards with composite worksurfaces and inset 1 1/2 bowl sink with mixer tap, integrated fridge freezer, dishwasher, microwave, free standing stoves range style cooker with 7 gas hobs and extractor over, wine fridge, tiled splashbacks, windows to the rear, LVT flooring and inset spotlights to the ceiling.

Utility Room

8'9" x 6'7"

With fitted units, stainless steel sink, plumbing for washing machine, central heating radiator and personnel door to the garage.



Kitchen



Dining / Garden Room

7'9" x 7'10"

Open plan to the kitchen, this welcoming space features windows to the side and rear with angled double doors opening into the garden, spotlights to the ceiling and central heating radiator.

Downstairs WC

With low flush wc, wall hung washbasin, LVT flooring and obscure glazed window to the front.

Garage / Store 14'3" x 8'9"

A shortened single garage on account of the utility room being sectioned off from it. With up and over door to the front, electric light and power supply.

FIRST FLOOR

Landing

With further staircase to the first floor and window to the side.



Lounge 15'8" x 17'8" (10'4" min)

A large lounge windows to the front and glazed double doors to a "Juliette" balcony, feature stone fireplace with living flame effect gas fire, central heating radiator and additional tall wall radiator.





Sitting Room 15'8" x 13' (9'9" min)

An additional living room which features windows to the rear and glazed double doors onto the terraced seating area, tall wall radiator.

SECOND FLOOR

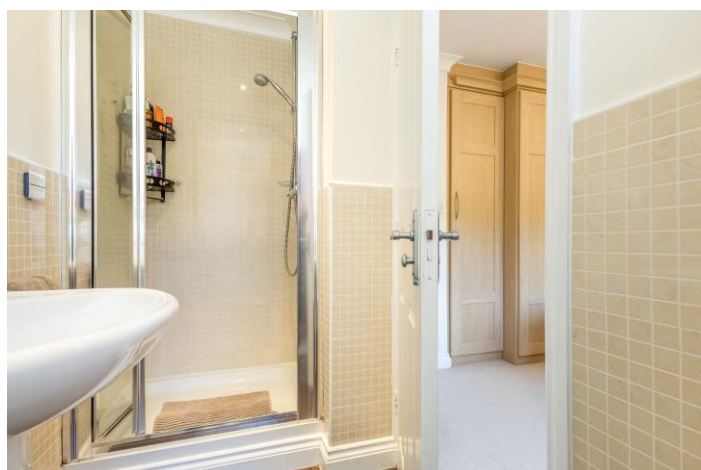
Landing

With window to the side and built in cupboard over the staircase bulkhead.



Bedroom 1 11' x 9'8" to wardrobes

A double bedroom which features a bank of windows to the front elevation enjoying the views to the front, recessed built in wardrobes and central heating radiator.



En-suite 10' x 4'1"

With low flush wc, pedestal washbasin and recessed shower enclosure, partly tiled walls, obscure glazed window to the front, shaver point, laminated wood flooring, heated towel rail, inset spotlights to the ceiling and extractor.



Bedroom 2 13'2" x 8'6"

A double bedroom with windows to the rear and central heating radiator.



Bedroom 3 9'11" x 6'8"

A larger sized single bedroom with window to the rear and central heating radiator.



Bathroom 7'9" x 5'6"

With low flush wc, wall hung washbasin, bath with shower over, fully tiled walls, shaver point, inset spotlights to the ceiling, extractor, laminated wood flooring and extractor.

OUTSIDE

To the front of the house, there is a block paved driveway with dry stone wall.



Rear Garden

To the rear of the house, there is a pleasant enclosed garden with artificial lawn, paved seating, decking and planted borders.

Additional Information

The property is Freehold. Energy rating 79 (Band C), Council tax band D. Our online checks show the Fibre to the Cabinet broadband (FTTC) is available and mobile coverage is good outdoor and variable in-home.

Viewing

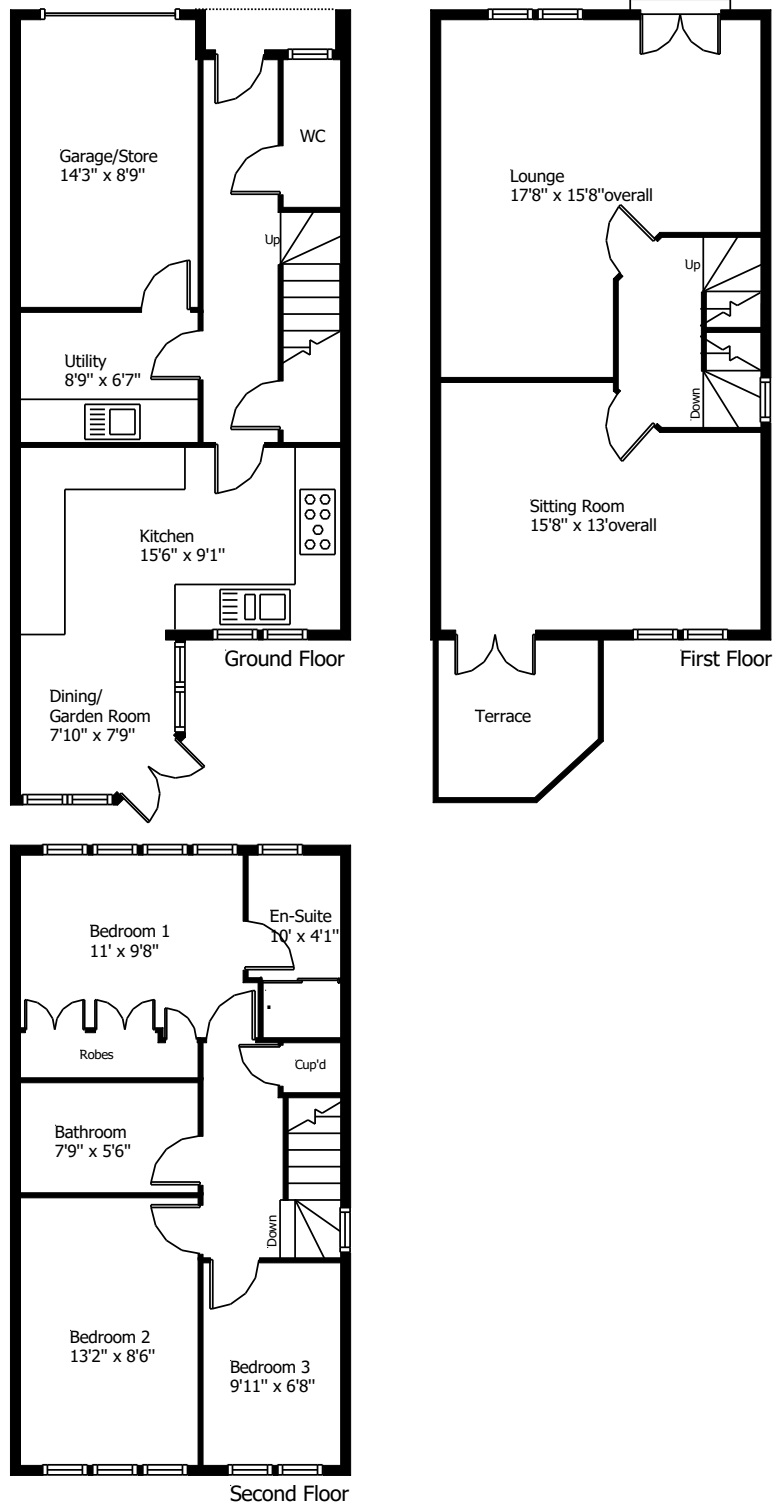
By appointment with Wm Sykes & Son.

Location

Leave Holmfirth on the A635 and head in the direction of New Mill. After approximately 1 mile turn left down Springwood Road (by the Sycamore Public House. Continue down here, round the left hand bend and then turn right onto Stoney Bank Road. At the bottom of this road bear right Old Mill Lane and the property will be found on the right hand side.



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