



Marycroft, The Crescent, New Mill

An appealing, well-presented and deceptively spacious three-bedroom semi-detached home with open views. Located in a small select cul-de-sac in the ever-popular village of New Mill, and less than two miles away is Holmfirth centre, with its many and varied amenities, bars and restaurants. The accommodation briefly comprises: entrance hall, dining kitchen, ground floor WC, lounge, first floor landing, three bedrooms, en-suite and house bathroom. The property boasts light and spacious living accommodation with French doors leading from the dining kitchen to the lounge with a beautiful open view across the valley. With gardens, patios areas, views and parking for two cars, this property must be viewed to be fully appreciated.

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Accommodation

GROUND FLOOR



Entrance Hallway

Access is gained via a double-glazed door through to this welcoming good size entrance hallway. Here there is a central heating radiator, inset spotlights to the ceiling and doors lead off. There is useful under stairs storage.



WC

Comprising of a two-piece suite in white, including hand wash basin and low-level flush WC. The flooring is tiled.



Dining Kitchen

14' 5" x 11' 5"

With units to the high and low level, a ceramic sink unit with mixer tap over, integral electric oven, hob and extractor fan over, integral dishwasher and fridge freezer. The room has inset spotlights to the ceiling, central heating radiator and a bank of double-glazed windows which allows a front aspect into The Crescent. There are twin glazed doors giving access through to the property's lounge.



Lounge

18' 9" x 11' 7" max

This good size room has French doors and further double-glazed windows, offering a high degree of natural light and a pleasant outlook to the property's rear garden and the valley view beyond. Here there is a built-in media wall with downlights and feature electric flame effect fire below. There is a central heating radiator, and a part glazed door gives access through to the property's entrance hall.

FIRST FLOOR



Landing
Doors lead off.



Bedroom 1 **15' 7" x 10' max**
Located to the rear of the property and enjoying particularly impressive views, the room has an array of built-in wardrobes and drawers, central heating radiator, double-glazed window and access is given to the bedrooms en-suite.

En-Suite **6' 2" x 5' 10" max**
Comprising of a three-piece suite including a vanity hand wash basin, concealed flush WC and separate walk-in shower cubicle. The room is tiled to ceiling height and has a tiled floor. There are inset spotlights to the ceiling, extractor fan and a towel rail style radiator.



Bedroom 2 **10' 5" x 10' max**
This good size double bedroom has built-in wardrobes and drawers, central heating radiator, and double-glazed windows, allowing views to The Crescent.



Bedroom 3 11' 7" x 8' 8"

Another double bedroom with built-in wardrobes, double-glazed windows offering far reaching views, and a central heating radiator.



Bathroom 8' 8" x 6' 6" max

Comprising of a three-piece suite including a concealed flush WC, vanity basin with additional storage to the sides and beneath, and bath with shower attachment and rain head shower over. The room is tiled to ceiling height, has inset spotlights to the ceiling, extractor fan, obscure double-glazed windows and a towel rail style radiator.



OUTSIDE

From the lounge via the French doors there is a raised patio area and then four steps down to a further paved patio area. The rear garden is in the main laid to lawn with fence boundaries and an additional paved area at the rear, suitable for barbecuing and outside family space.

To the property's front, there is hardstanding for the parking of two cars and gravel area to the side. There is a hedge boundary to one side and fencing down the left with the side gate giving access to the property's rear garden and side where there is a garden shed.

Additional Information

The property is Freehold; Energy rating 75 (Band C); Council tax band C.

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

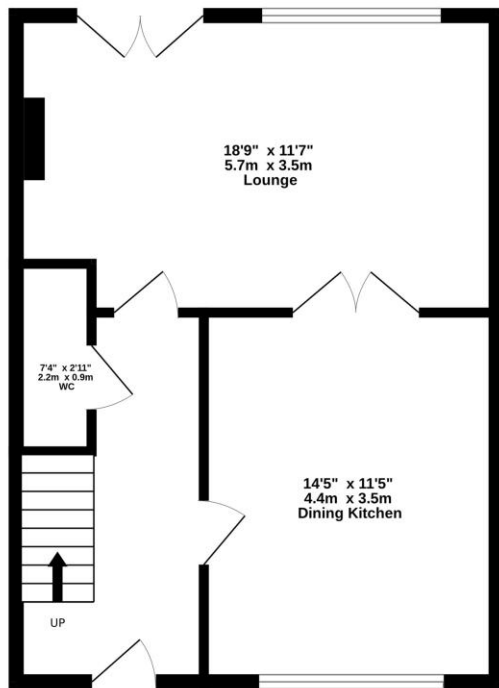
Viewing

By appointment with Wm. Sykes & Son.

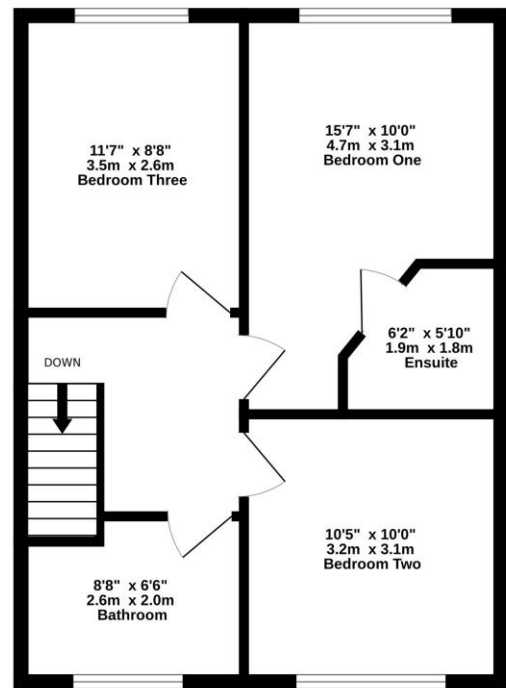
Directions

Leave Holmfirth centre on Station Road which becomes New Mill Road and then in turn becomes Holmfirth Road. As you descend down the hill towards New Mill centre with the recreation ground on the left The Crescent is on the right. Marycroft is the first property on the left.

GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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