Wm Sykes & SON EST. 1866

Offers in the region of

£400,000

12 Old Mill Lane, New Mill

Located within a sought after cul de sac location within proximity to Holmfirth centre, and in the catchment area for Holmfirth High School, this well presented four-bedroom end mews home also benefits from rear and side gardens. The accommodation is generous and appealing with an impressive lounge on the first floor offering a valley and woodland view, a rear first floor balcony and the first-floor bedroom offer potential for use as a study, playroom, TV room or simply another bedroom. With modern appointments the accommodation briefly comprises: entrance hall, WC, kitchen with dining/garden room off, utility, lounge & bedroom 4 to the first floor, and then another three bedrooms on the second floor, with the house bathroom and en-suite to the main bedroom. This property must be viewed to be fully appreciated.

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Accommodation

GROUND FLOOR

Entrance Hallway
A double-glazed door gives access to the property's entrance hallway. There is a central heating radiator, stairs rise to the first-floor landing, there are doors leading off and there is a useful under stairs storage cupboard. Timber panel flooring flows from the hallway through to the dining kitchen and into the ground floor WC.

Ground Floor WC
Comprising of a two-piece suite in white including a corner hand wash basin and low-level flush WC. There is a central heating radiator and an obscure glazed window.

Dining Kitchen

Dining Kitchen
15' 6" x 9' 7" plus dining/garden room
With units to the low level with integral twin AEG ovens, halogen hob over and filtration hood over. There is an integrated dishwasher, stainless steel sink unit and an array of storage options including one that houses the concealed bin. There are inset spotlights to the ceiling, and the kitchen opens to the dining area/garden room. Here there is glazing to three aspects, double-glazed French doors giving access to the rear garden and central heating radiator.

Utility **8' 9" x 6'7"**
Access from the entrance hallway, the utility has units to the high and low level, stainless-steel sink unit with mixer tap over, plumbing for an automatic washing machine and access can be gained to the garage/store.

Garage/Store **14' 7" x 8' 9"**
With an up and over door, power and lighting.

FIRST FLOOR

Lounge

17' 7" x 15' 7" max

This impressive room, which is open to the staircase that rises to the second floor, has a living flame effect fire set within a media wall. There is a central heating radiator, double-glazed windows, as well as double-glazed French doors which can open to the Juliet balcony.

Bedroom 4/Study/Playroom
15' 7" x 13' max
The room is currently used by the owner as a study, but the room offers many uses including bedroom, study, TV room, snug. The room has double-glazed French doors giving access to the rear balcony which has wrought iron railings around on a wall to one side. There is a central heating radiator in the room.

SECOND FLOOR

Landing
Here there is a useful over stairs storage cupboard, loft access point and double-glazed window to the side.

Bedroom 1 **11' 8" x 11' max**
Located to the front to the property with a bank of windows allowing views to the valley and trees beyond. There are inset spotlights to the ceiling, central heating radiator and a door gives access to the en-suite.

En-suite **10' x 4' 10" max**
Comprising of a three-piece suite in white including a hand wash basin, concealed flush WC and glass fronted walk in shower cubicle. There is an obscure double-glazed window, inset spotlights to the ceiling and an extractor fan. The tiling in the main is to half height with the exception of around the shower area, which is to ceiling height, and there is a large stainless-steel effect towel rail style radiator.

Bedroom 2 **13' x 8' 7"**

Located to the rear of the property with a bank of wardrobes and double-glazed windows allowing a rear garden aspect and a central heating radiator. There are inset spotlights.

House Bathroom **7' 9" x 5' 5"**

Comprising of a three-piece suite in white including a pedestal hand wash basin, low level flush WC and bath with shower over. The tiling is to ceiling height as well as a tiled floor, extractor fan, stainless-steel effect towel rail style radiator and inset spotlights to the ceiling.

Bedroom 3 **9' 10" x 6' 6"**

The smallest of the bedrooms yet still of a good proportion has inset spotlights to the ceiling, double-glazed windows with shutters on the inside and central heating radiator.

OUTSIDE

The property has a brick set parking for two vehicles and a stone set path to the front door. To the side there is a fence and gate which opens to the property's rear garden, this has a stone set area to the left which gives access to the property's garden shed. From here the lawn extends around and there are established beds as well as large rock feature with planting above. Directly to the rear there is an additional paved area for outside entertaining, alfresco dining and offering an extension of family space.

Additional Information

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

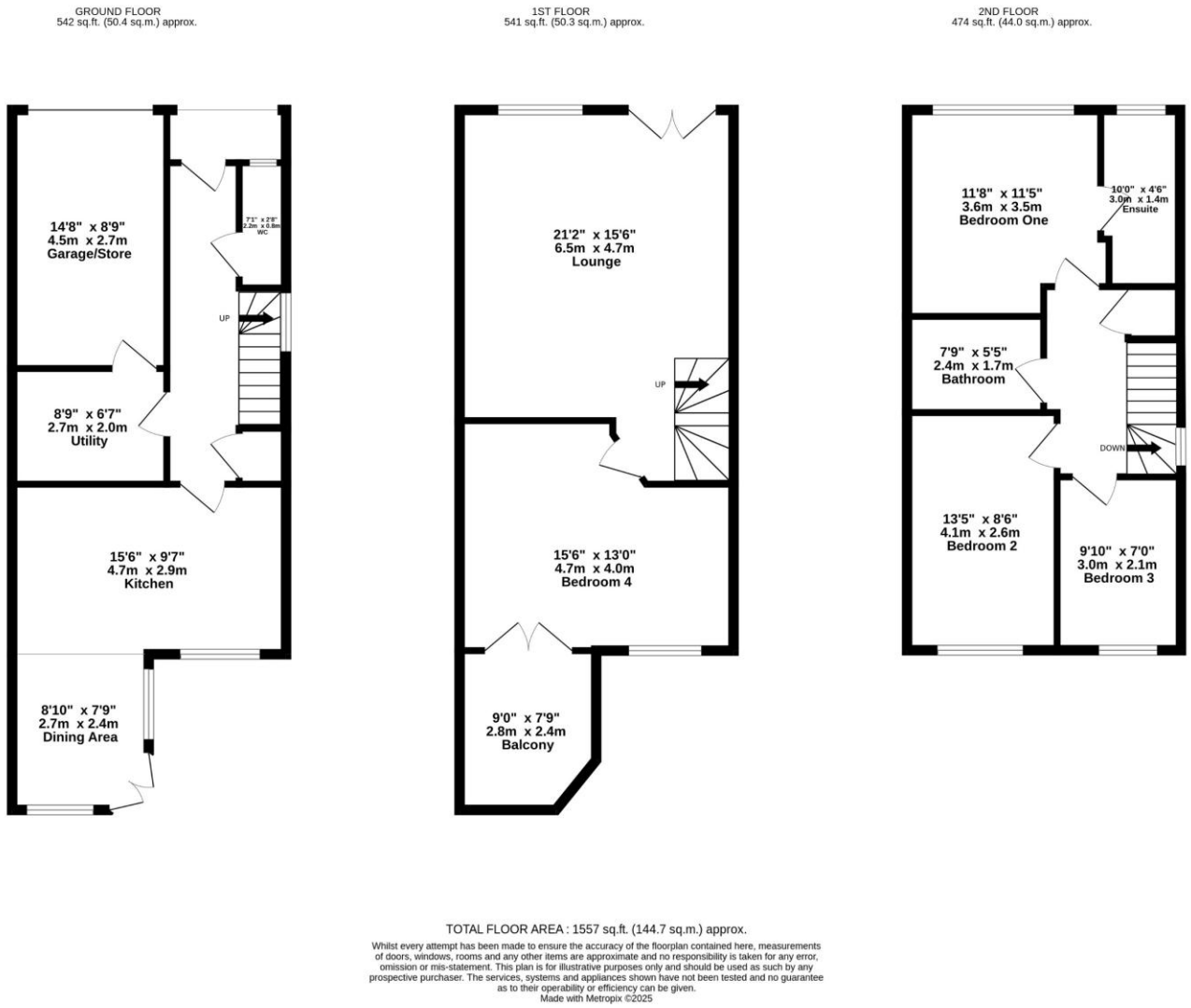
Our online checks show that Fibre to the Cabinet (FTTC) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

Viewing

By appointment with Wm Sykes & Son.

Directions

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.



TOTAL FLOOR AREA : 1557 sq.ft. (144.7 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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