



5 Bromley Avenue, New Mill

Occupying a pleasant tucked away position on a corner plot with gardens to the front, side and rear, this attractive end terraced property must be viewed internally to be appreciated. The accommodation comprises: entrance hall, kitchen, lounge / dining room, landing, 3 bedrooms and bathroom. It has the benefit of a gas central heating system, uPVC double glazing and is well presented throughout, whilst offering the opportunity for the next owner to update to their tastes. Externally, there are lawned gardens to the side and rear, with a smaller garden area in front. It also has a single garage within the courtyard area to the side of the properties.

Holmfirth

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Holmfirth HD9 3JH
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Slaithwaite

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Accommodation:

GROUND FLOOR



Entrance Hall **11'5" x 6'**

A spacious entrance porch and hallway with side facing window and entrance door, built in cupboard housing the central heating boiler, staircase to the first floor, tiled floor and central heating radiator.

Kitchen **8'6" x 7'1"**

Fitted with a good range of base units and wall cupboards with laminated worksurfaces, 1 1/2 bowl sink with mixer tap, integrated oven, 4 ring gas hob with extractor over, plumbing for washing machine and dishwasher, tiled floor, tiled splashbacks and window to the front. There is an electric heater in the plinth.



Lounge / Dining

A large living room with dining area, featuring a tall window and glazed sliding door to the rear garden, feature fireplace with electric fire, 2 central heating radiators.

17'1" x 14'11" overall

FIRST FLOOR



Landing

With loft access hatch.



Bedroom 1

12'8" x 8'8"

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



Bedroom 2

11' x 9'

A smaller double room with window to the rear, bank of fitted wardrobes with mirrored sliding doors and a central heating radiator.



Bedroom 3

6'7" x 5'7"

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



Bathroom

5'11" x 5'5" (8'4" max)

With three piece suite in white comprising low flush wc, pedestal washbasin and bath with shower over, cupboard over the staircase bulkhead, obscure glazed window to the front and central heating radiator.

5 Bromley Avenue, Holmfirth Road, New Mill, Holmfirth, HD9 7NL



OUTSIDE

To the front of the path there is a small garden area with path leading to the front door.



Gardens



Gardens

There are pleasant lawned gardens to the side and rear of the house.

Note

A public footpath passes behind the property between the garden and the school, which sits behind the property.

Garage

A single garage sitting within a row in the courtyard to the side of the houses.

Tenure

The property is leasehold on the remainder of 999 year lease from 24 June 1974 (expiring in 2973). The annual ground rent is £12 per annum.

Additional Information

Energy rating 64 (Band D); Council tax band B.

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

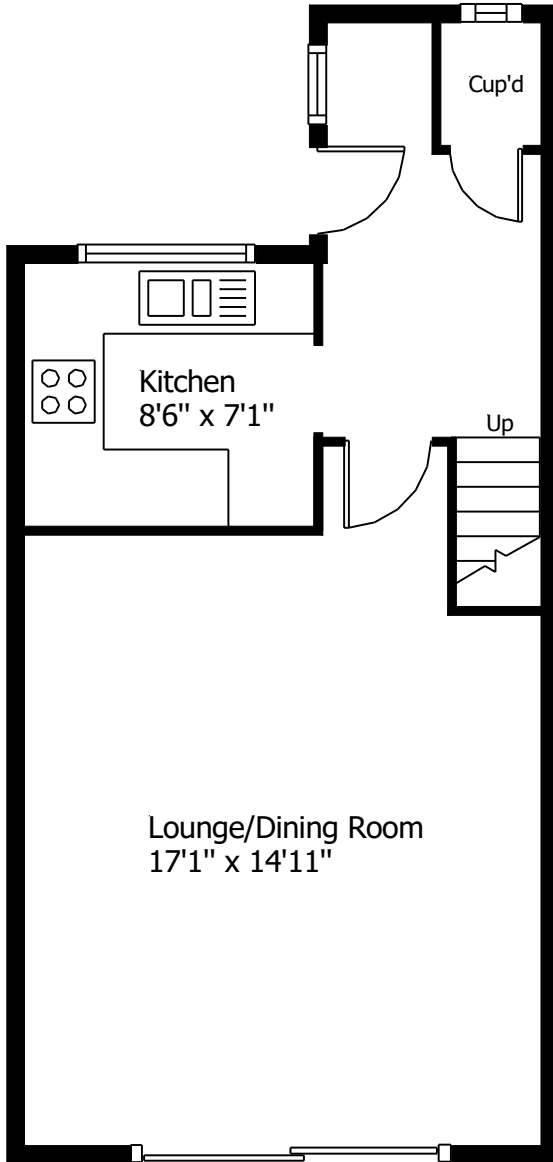
Viewing

By appointment with Wm Sykes & Son.

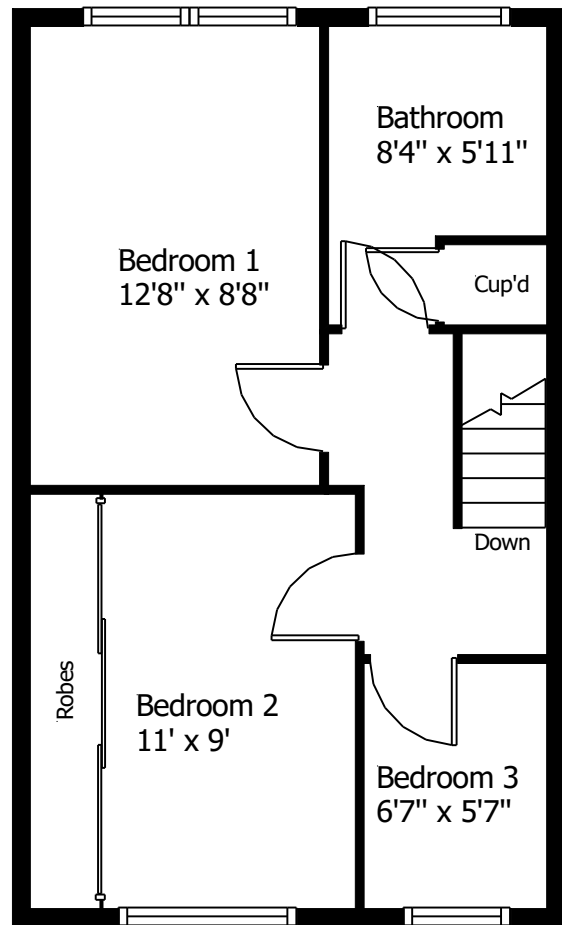
Location

Leave Holmfirth on the A635 Station Road towards New Mill. This becomes New Mill Road and Bromley Avenue will be found on the right hand side after approximately 1.5 miles.

5 Bromley Avenue, New Mill



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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