



363 Rock Terrace, New Mill Road, Brockholes

A spacious rear terraced 2 bedroom house, with accommodation over 4 floors and situated in a central village location in Brockholes, overlooking the village green. The accommodation comprises lounge, dining kitchen on the lower floor, bedroom and bathroom on the first floor and second bedroom on the second floor. The house has the benefit of gas central heating and double-glazed windows. There is a small enclosed garden with park beyond and parking for 2 cars. There are local schools, shops, public house, and public transport. Buses to Holmfirth and Huddersfield and trains to Huddersfield and Sheffield. Viewing recommended.

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

Entrance Lobby

4'7" x 4'1"

With Upvc entrance door, coat hooks and staircase leading to the first floor.



Lounge

16'5" x 13'4"

With chimney breast with timber fireplace with fitted electric fire and tiled hearth, having telephone point and TV aerial point, central heating radiator, staircase to lower ground floor.

LOWER GROUND FLOOR



Dining Kitchen **16'5" x 13'4"**
With a range of fitted base units and wall cupboards with laminated work surfaces, tiled floor, integrated electric oven and hob with extractor over, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, feature fireplace, central heating radiator, stores off kitchen.

FIRST FLOOR

Landing **8'10" x 6'1"**
With staircase leading to the second floor.



Bedroom 1 **16'5" x 13'7"**
With original decorative arched cast iron fireplace, central heating radiator.



Bathroom **9'x7'5"**
With 4 piece suite in white comprising low flush w.c., pedestal wash basin, corner bath and shower cubicle with electric shower, heated towel rail.

SECOND FLOOR

Landing

With beam to ceiling.

11'2" x 6'2"



Bedroom 2

With access to eaves storage area, beam to ceiling, velux roof light.

12'3" x 11'

OUTSIDE



There is an enclosed garden area with artificial grass and parking for 2 cars.

Tenure

The property is Leasehold on the remainder of 999 year lease from 5th June 1887. The ground rent is £0.33 per annum.

Please Note

In keeping with good Estate Agency practice, we inform all interested parties that one of the beneficiaries of this sale is an employee of Wm Sykes & Son.

Additional information

Energy rating 60 (Band D). Council Tax band A.

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

Viewing

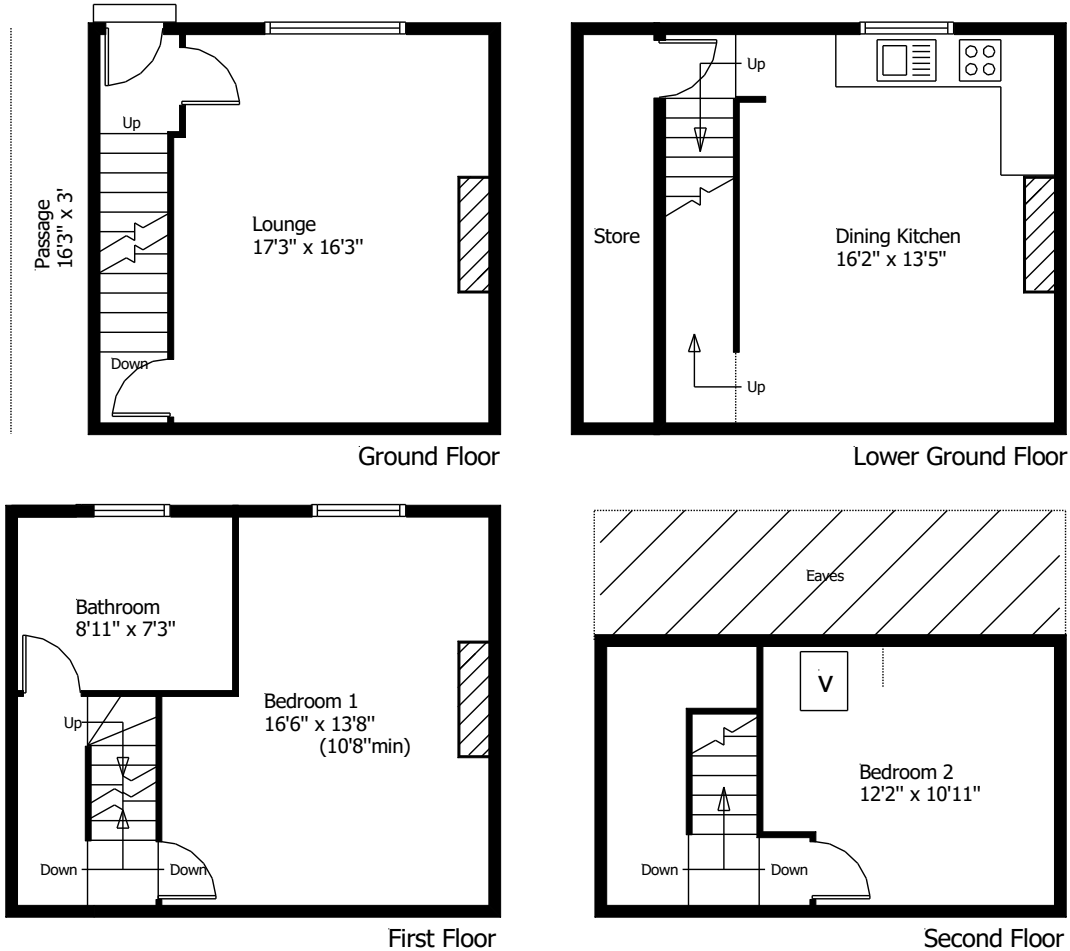
By appointment with Wm Sykes & Son.

363 Rock Terrace, New Mill Road, Brockholes, Holmfirth, HD9 7AA

Location

The property is situated on the A616 New Mill Road in the centre of Brockholes. If travelling from New Mill in the direction of Honley it will be found on the right hand side opposite The Rock public house around the back of the terrace overlooking the village park.

363 Rock Terrace, Brockholes



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.

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