



## 108 Greenhill Bank Road, New Mill

It is our pleasure to bring this impressive semi-detached property in a sought after setting between New Mill and Totties. It benefits from a tasteful rear extension and has an impressive rear garden. Internally, it comprises: entrance hall, lounge, dining room, dining kitchen, bathroom and ground floor bedroom, landing, upstairs bedrooms and separate wc. The property is well maintained and presented with gas central heating and uPVC double glazing, but we anticipate that the next owner will look to update it to their own tastes going forward. Externally, you have a garden to the front, with driveway leading to the attached single garage. To the rear is an extensive enclosed garden with seating area, lawns and mature planting.

### Holmfirth

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## Accommodation:

### GROUND FLOOR

#### Entrance Hall

With front entrance door, stairs leading to the first floor landing with cupboard under, central heating radiator.



#### Lounge

13'3" x 11'10"

With window to the front enjoying the pleasant views, chimney breast with feature fireplace and inset living flame effect gas fire and marble hearth, central heating radiator and sliding double doors opening to the dining room.



### **Dining Kitchen**

Benefiting from a single storey extension to the rear of the building – this makes for a considerably more usable space than the standard layout of these houses. It is fitted with a good range of gloss fronted base units and wall cupboards with solid wooden worksurfaces, ceramic sink with mixer tap, double oven, electric hob with extractor over, microwave, wine fridge, plumbing for washing machine, additional larder cupboard, central heating boiler, radiator, windows overlooking the garden and partly glazed door to the side.

**15'11" x 12'11" overall**



**Dining Room** **10' 11" x 9' 8"**  
With glazed double doors to the rear garden, central heating radiator.



**Bedroom 2** **13' 3" x 8' 10"**  
A double bedroom with window to the front, central heating radiator.



**Bathroom** **6' 5" x 5' 5"**  
With three piece suite comprising low flush wc, pedestal washbasin and bath with shower over, obscure glazed window to the side and central heating radiator.

## FIRST FLOOR

### Landing

Stairs lead to the small first floor landing.



**Bedroom 1** **14' 3" x 11' 10"**  
A good sized double bedroom with sloping ceiling and dormer window to the front enjoying the views, central heating radiator and access to the under eaves storage.

### Bedroom 3

**9' 9" x 8' 10"**

A single bedroom or office with window to the side and central heating radiator.



### Separate WC

**8' 9" x 4' 8"**

This was created by taking part of bedroom 3 to provide an upstairs WC. With velux rooflight to the angled ceiling, 2 piece suite in white comprising low flush wc and vanity washbasin, fully tiled walls and heated towel rail.



## OUTSIDE

To the front of the house is a pleasant garden with lawn and planted borders. A driveway leads up to the attached garage.

**Garage**

**15'6" x 9'6"**

A single garage which is attached to the side of the house and set at a lower level from the main building. It features an up and over door to the front, window and personal access door to the rear.



**Rear Garden**

Steps from the kitchen lead down to a lower level behind the garage which is paved with a wooden garden shed. The rear garden is in 2 sections with the extended section held upon a separate title. It features a paved patio area, lawn and borders with the second section set up at a higher level again featuring a lawn with mature borders. Superb views towards New Mill can be enjoyed from here.



### **Aerial View**

### **Additional Information**

The property is Freehold; Energy rating 64 (Band D); Council tax band C.

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

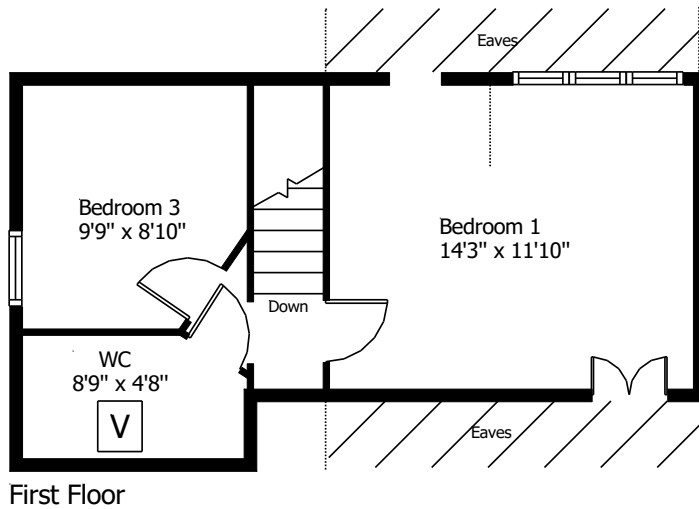
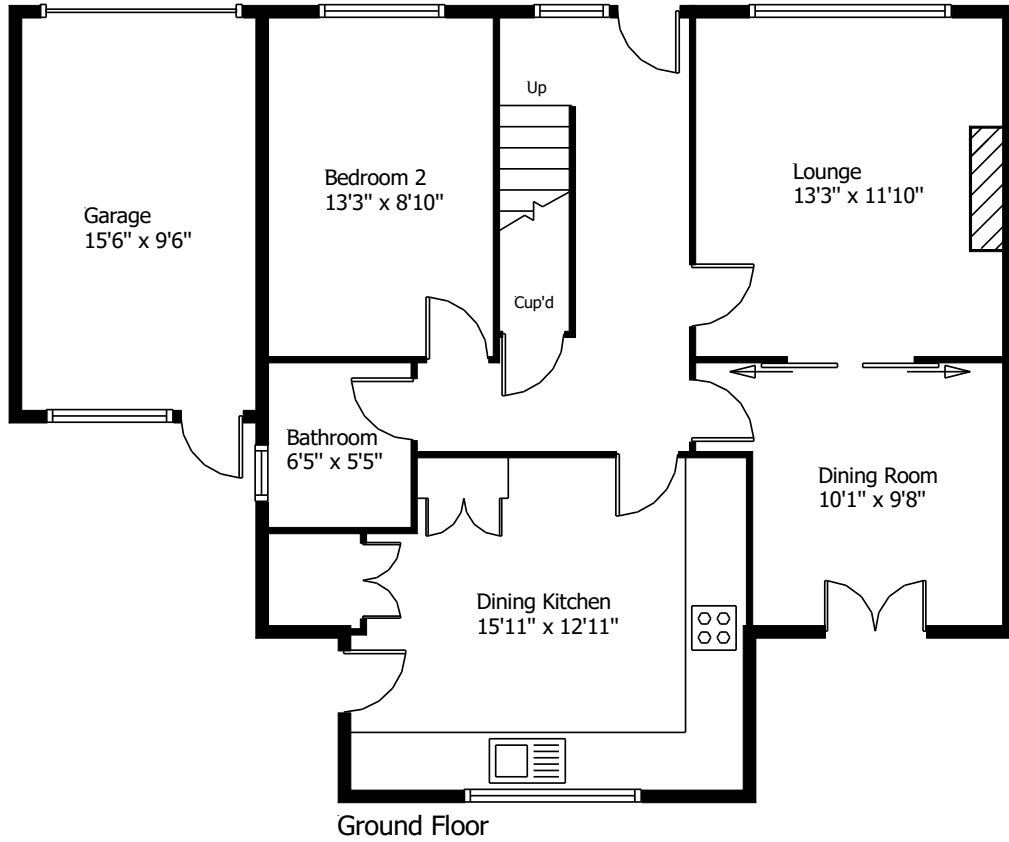
### **Viewing**

By appointment with Wm Sykes & Son.

### **Location**

Head to New Mill on the A635 Holmfirth Road, after passing the park turn left onto Greenhill Bank Road. Follow this road up the hill round the tight bend and continue as if heading towards Totties and Scholes. The property will be found on the right hand side.

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