



265 New Mill Road, Brockholes

Occupying a convenient position on the main road running through Brockholes, this mid terraced property benefits from off road parking to the front, and a good sized garden at the rear. It was built by a member of our client's family circa 1935 and is offered on the open market for sale for the first time since then. The accommodation comprises: entrance hall, lounge, dining kitchen, landing, 3 bedrooms and shower room. It has undergone some modernisation with relatively modern kitchen and bathroom fittings, but we expect that the next owner will look to carry out further improvements. For sale with no chain.

Holmfirth

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Slaithwaite

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Accommodation:

GROUND FLOOR



Entrance Hall

With wooden entrance door, staircase to the first floor and central heating radiator.



Lounge

12' x 10'11"

With window to the front elevation, chimney breast with feature fireplace and central heating radiator.





Dining Kitchen

Fitted with a good range of fitted base units and wall cupboards with laminated worksurfaces, 1 1/2 bowl stainless steel sink with mixer tap, integrated oven, electric hob with extractor over, dishwasher, fridge freezer, tiled floor, window and door to the rear, central heating radiator. There is also a walk-in pantry / store with window to the rear and recessed storage beneath the stairs.

12' x 9'10"

FIRST FLOOR



Landing

With recessed storage cupboard.



Bedroom 3 **5'8" x 6'1" (8'11" max)**

A small single bedroom with window to the front and cupboard over the staircase bulkhead.



Bedroom 1 **12' x 10'10"**

A double bedroom with window to the front, chimney breast with fitted wardrobe to one side, central heating radiator.



Shower Room **7'1" x 5'5" (6'5" max)**

With low flush wc, pedestal washbasin, shower enclosure, obscure glazed window to the rear, built in cupboard, heated towel rail.



Bedroom 2 **9'10" x 9'5"**

With window to the rear, fitted wardrobe and central heating radiator.

OUTSIDE



To the front of the house, the garden area has been changed into a parking space.



Rear Garden



Rear Garden

To the rear of the house, there is a garden area with lawn, borders, seating area and wooden garden room. There is also access to the cellar area beneath the property where the central heating boiler is located.

Additional Information

The property is Freehold; Energy rating 66 (Band D); Council tax band B.

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

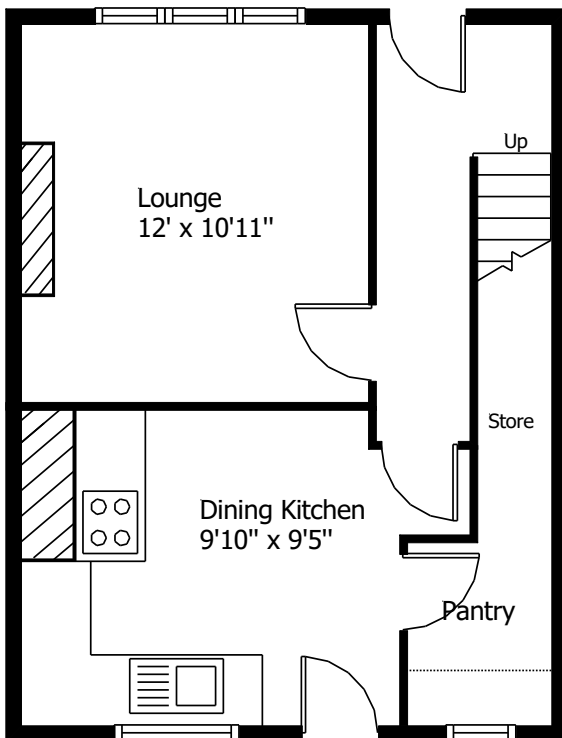
Viewing

By appointment with Wm Sykes & Son.

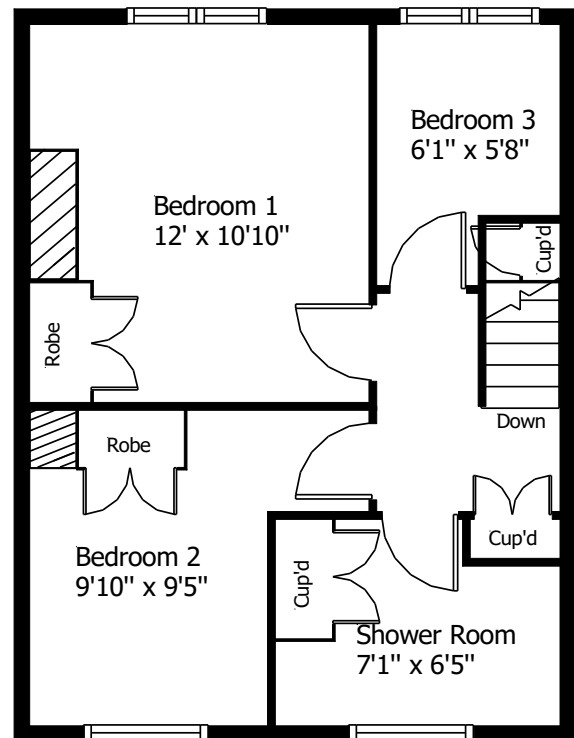
Location

Leave the centre of Brockholes on the A616 Huddersfield Road, heading towards Honley. The property is on the right hand side before the bowling club.

265 New Mill Road, Brockholes



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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