



35 Lower Mill Lane, Holmfirth

An impressive and flexible family home located in Holmfirth centre yet away from the hustle and bustle of all that Holmfirth offers with its many and varied amenities; bars, restaurants and entertainment. The accommodation is well presented throughout with some nice touches such as internal shutters and the five bedrooms offer scope to use as a playroom, TV room, study and more. Briefly comprises: ground floor hallway, WC, dining kitchen, first floor landing with balcony off, bedroom five and lounge, second floor with three further bedrooms and bathroom and then a large attic principal bedroom with en-suite and walk-in wardrobe. There is parking, an integral garage with utility area and side access to the picturesque garden with its established planting, lawns, patio, seating areas and through to mature trees and fields beyond. Internal inspection is a must to fully appreciate the scale, standard and options on offer in this home.

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Accommodation

GROUND FLOOR



Entrance Hallway

Access is gained by a double-glazed door to the appealing first impression of the property. Here the floor is tiled which runs through to the dining kitchen; there is a central heating radiator, and stairs rise to the first-floor landing.



WC

Located under the stairs and comprising of a two-piece suite in white including a low-level flush WC and a pedestal wash basin. The WC is tiled in the main to ceiling height.



Dining Kitchen



Dining Kitchen

16' 1" x 14' 11" max

A very appealing room which benefits from the glazed patio doors allowing a high degree of natural light. There are units to the high and low level with a one and a half bowl sink unit with a mixer tap over, an integral fridge freezer, dishwasher, gas hob with filtration hood over and twin electric ovens. The room has inset spotlights to the ceiling, some glass fronted cabinets, wine rack, tiled splashback and as previously mentioned the patio doors allowing access and views to the property's rear garden. Like the majority of the windows there are also internal shutters.

FIRST FLOOR



Landing

Here there are shutters and patio doors which give access through to the charming front balcony area, which allows views to the property's front, across the road and to the river and trees beyond. The landing has doors off to the lounge and bedroom five/study and stairs rise to the second floor.





Lounge

19' 2" 16' 1" max

The lounge benefits from four double-glazed windows, all with shutters, allowing a high degree of natural light and giving a twin aspect of views over the property's rear garden and fields beyond. The lounge area is of a good proportion and has a central heating radiator.



Bedroom 5/Study 12' 3" x 9' 3"

This double bedroom has double-glazed windows to two sides and a central heating radiator. The room is currently used as a music room and study area but could be used as a bedroom.



Bedroom 2 11' 5" x 9' 4"

Located to the front of the property this double bedroom has windows to the front side and there is a central heating radiator.

SECOND FLOOR



Landing

The second-floor landing has a further staircase which rises to the third floor. The landing area has a double-glazed window with a front aspect and a central heating radiator and doors lead off.



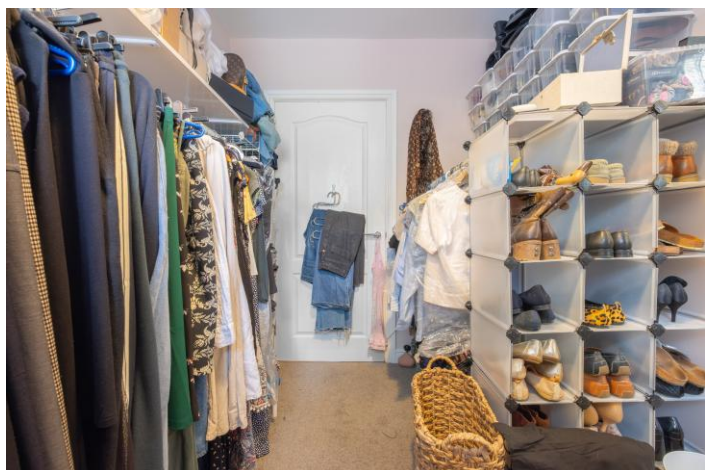
Bathroom 9' 3" x 6' 6"

Comprising of a four piece suite in white including a low-level flush WC, bath with hand shower attachment, vanity hand wash basin and a separate shower cubicle. The bathroom in the main is tiled to half height, there is an obscure double-glazed window and a central heating towel rail style radiator. There are inset spotlights to the ceiling and an extractor fan.



Bedroom 3 **13' 7" x 8' 11"**

To the rear of the property this double bedroom has twin aspect with double-glazed windows and a central heating radiator. The bedroom's location means it enjoys a rear garden aspect and the fields beyond.



Bedroom 4 **10' 3" x 7' 1"**

Again, located to the rear of the property with double-glazed windows offering an appealing view similar to that of bedroom 3 over the property's rear garden and there is a central heating radiator.



Bedroom 1



Bedroom 1 **16' 1" x 13' 2" max**

This striking bedroom is of a particularly generous proportion with two good sized Velux windows, inset spotlights to the ceiling and a central heating radiator. The room is home to the property's loft access point and doors lead off to the en-suite and walk-in wardrobe.



En-suite **6' 3" x 5' 6"**

Comprising of a three-piece suite in white including hand wash basin, low-level flush WC and open walk-in shower. The room has inset spotlights to the ceiling, extractor fan, tiling to ceiling height in the main and a towel rail style radiator.

Walk-in Wardrobe

Useful additional space with further under storage by another door. The room has inset spotlights to the ceiling, a central heating radiator and is home to the property's heating system.

OUTSIDE

Front

To the front of the property there is a tarmac drive which gives access to the property's single integral garage, which has an open over door. To the side of this there is a brick set additional parking area, so it is suitable for the off-road parking of two vehicles. The front door is recessed and there is external lighting. A pebble path runs to the side of the property and there is a gate at the side to the rear garden.

Garage

18' 5" x 9' 3" max

The garage has built in units to the rear and plumbing for washing machine in a utility area style, and a single up and over door. There is power and lighting.



Rear Garden

Immediately to the rear of the property there is a paved area, as demonstrated in the photographs, suitable for outside seating and entertaining, a step rises to a good-sized lawn area and there is established planting on all sides offering additional degrees of privacy. As the garden progresses, there is a pebbled area again offering additional seating options and then further planting which raises up to the top boundary line where there are established trees. The garden offers varying appealing areas that is shown by the photographs.

Conservation Area

The property sits within a conservation area.

Additional Information

The property is Freehold; Energy rating 75 (Band C); Council tax band E.

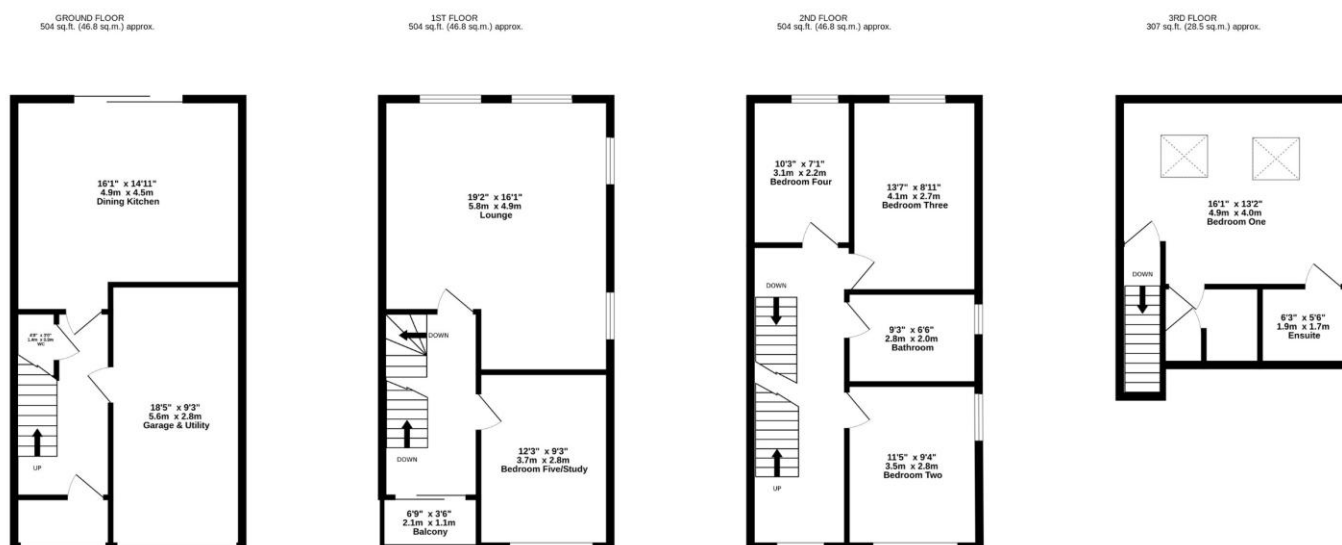
Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoor and in-home with a range of suppliers.

Viewing

By appointment with Wm. Sykes & Son.

Directions

Lower Mill Lane is in Holmfirth centre and behind the Elephant Castle on the bridge on Hollowgate. Proceed along and no. 35 is on the left.



TOTAL FLOOR AREA : 1819 sq.ft. (169.0 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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