



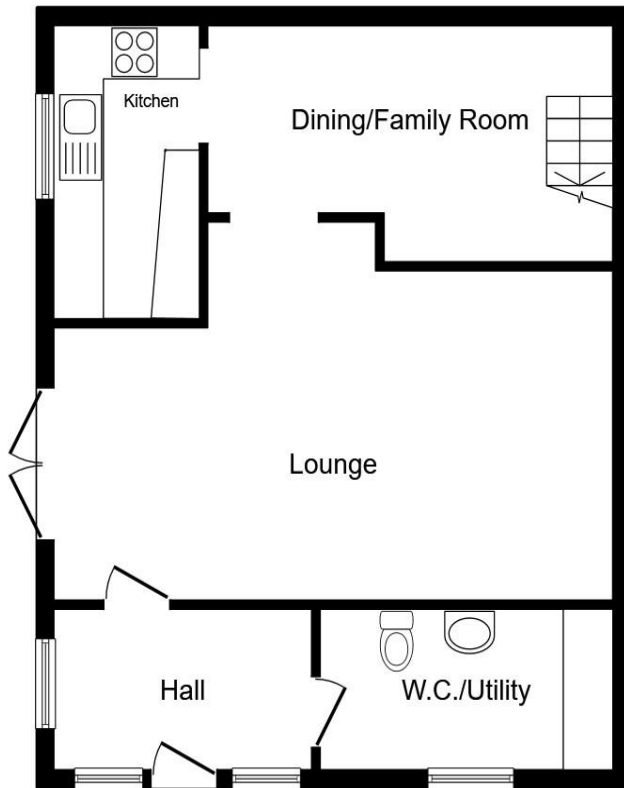
Hey Bottom, New Mill Holmfirth HD9 7EJ

welcome to

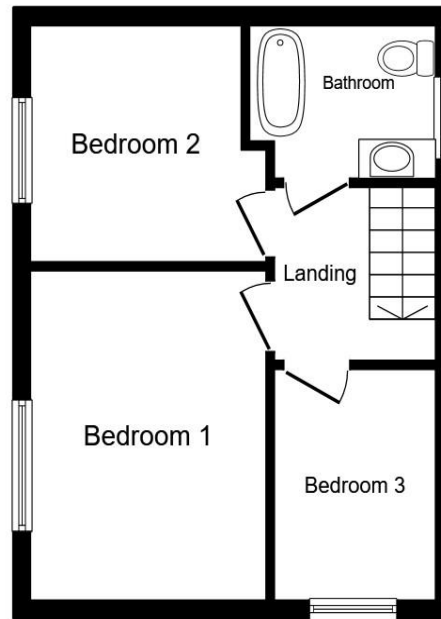
Hey Bottom, New Mill Holmfirth

CHARMING SEMI DETACHED COTTAGE, SET IN THIS ENVIABLE HAMLET. OFFERING LOTS OF CHARACTER WITH EXPOSED CEILING BEAMS AND MULLION WINDOWS. THREE BEDROOMS, TWO RECEPTION ROOMS, UTILITY AND CLOAKROOM. AMPLE BLOCKED PAVED PARKING LEADING TO DETACHED GARAGE. SPACIOUS INDIAN STONE PAVED GARDEN TO SIDE.

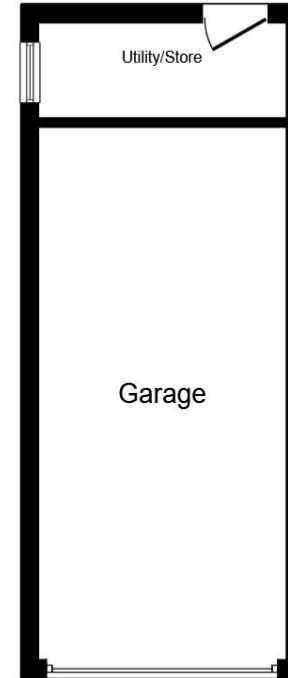




Ground Floor



First Floor



Outbuilding

Total floor area 109.9 m² (1,183 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Summary

Accommodation

Entrance Hallway

Utility/Cloakroom

10' x 5' 10" (3.05m x 1.78m)

Lounge Diner

23' 4" x 14' 4" (7.11m x 4.37m)

Kitchen

10' 9" x 5' 8" (3.28m x 1.73m)

Reception Room/Dining Room

15' 4" x 8' 9" (4.67m x 2.67m)

Landing

Bedroom One

12' 2" x 8' 11" (3.71m x 2.72m)

Bedroom Two

8' 11" x 8' 7" (2.72m x 2.62m)

Bedroom Three

8' 7" x 6' 4" (2.62m x 1.93m)

House Bathroom

External

welcome to

Hey Bottom, New Mill Holmfirth

- Semi Detached Cottage
- Three Bedrooms
- Two Reception Rooms
- Utility/cloakroom
- Detached Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in the region of
£350,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HMF108954](https://www.williamhbrown.co.uk/Property/HMF108954)



Property Ref:
HMF108954 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

directions to this property:

Leave Holmfirth via Station Road which then becomes New Mill Road. Follow this into the centre of New Mill and in the village. Continuing onto Sheffield Road, past the houses on the right. Turn left onto Hey bottom. Continuing up Hey bottom and property can be identified by the for sale board on the left hand side.



william h brown



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