



cornerstone
ESTATE AGENTS

Sude Hill Terrace
New Mill, Holmfirth



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Offers In Region Of £170,000

LOCATED IN NEW MILL, ON THE OUTSKIRTS OF HOLMFIRTH IS THIS THREE BEDROOM CHARACTER COTTAGE. PRESENTED TO THE MARKET WITH IMMEDIATE VACANT POSSESSION AND NO ONWARDS VENDOR CHAIN! THIS IDEAL FIRST TIME BUY HAS RECENTLY BEEN REDECORATED AND CARPETED TO PROVIDE A LOW MAINTENANCE START. WITH ACCOMMODATION SET OUT OVER TWO FLOORS, PARKING AVAILABLE NEARBY AND SUPERB ACCESS LINKS THIS IS A MUST VIEW.

Entering on the ground floor, A characterful sitting room with exposed beam work and feature fireplace with exposed stone walls is a warm reception room, completed with new carpets. A doorway then leads into the breakfast kitchen where a country style cream kitchen units are topped with a wood effect work surface and space for a range of freestanding appliances.

To the first floor, are three bedrooms which would be re configured to create two larger rooms. The family bathroom then completed the accommodation with a three piece white suite and full tiling to the walls.



ADDITIONAL INFORMATION

Tenure: TBC

Council Tax: Band B

EPC: TBC

Parking: On Street

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Superfast Fibre Broadband

Mobile Coverage: 4G/5G Available - check with your provider.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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