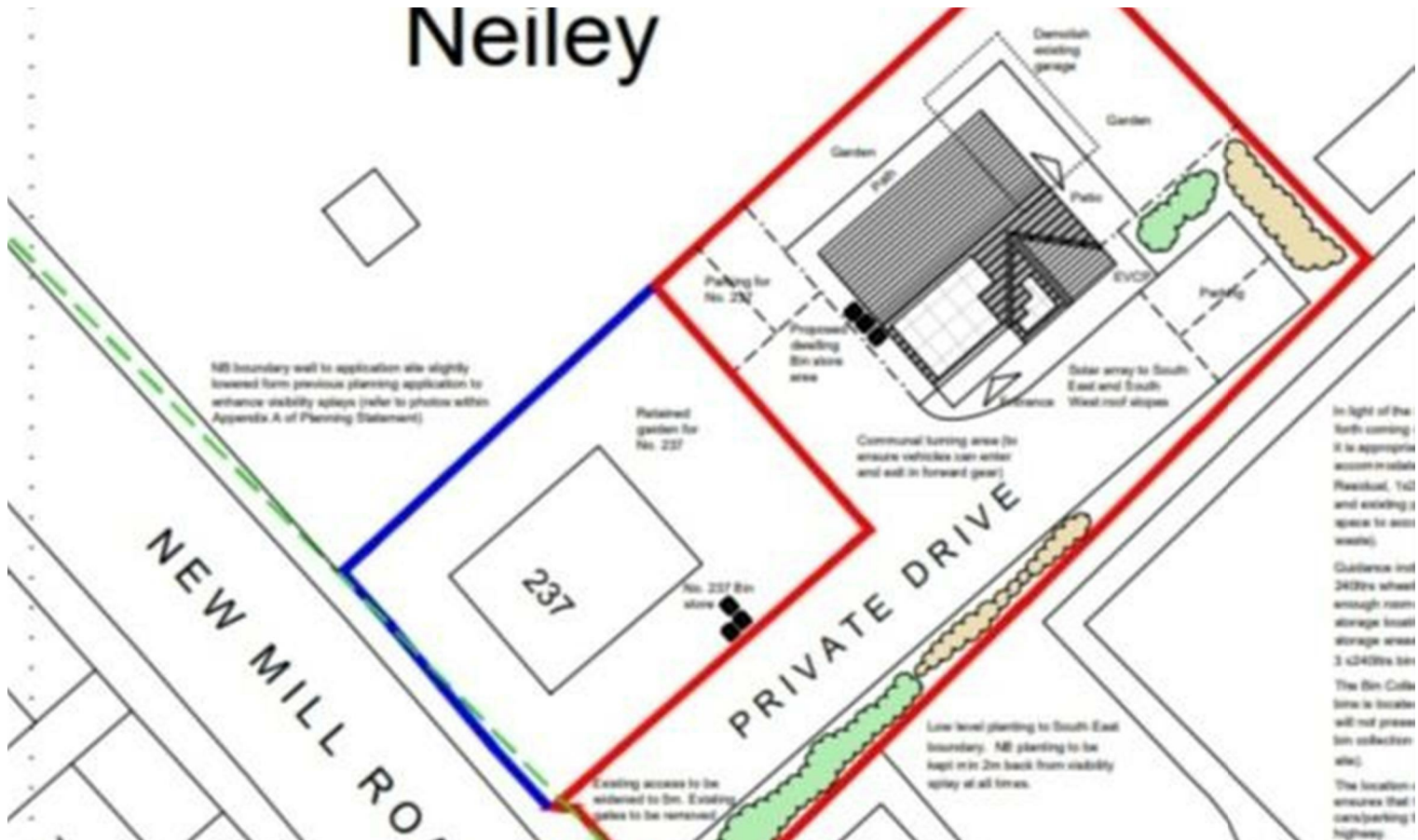


237 New Mill Road,  
Brockholes HD9 7AL

£375,000





**PROPERTY - No. 237**

**ENTRANCE HALLWAY**

You enter the property through a part glazed UPVC door into the entrance hall with space to remove coats and shoes and a door leads through to the lounge and stairs ascend to the first floor landing.

**LOUNGE 15'1" x 14'10"**



This generously sized reception room is light and airy courtesy of the large dual aspect windows, stone fireplace and hearth housing a gas fire, great amount of space to accommodate free standing furniture and a door leads through to the entrance hallway.

### **KITCHEN 18'6" x 7'1"**



Positioned to the rear of the property and offering a wide range of wood wall and base units with complimentary roll top work surfaces, tiled splash backs and stainless steel sink and drainer with mixer tap over, space for a fridge, four ring gas hob with extractor fan over, integrated oven with grill and plumbing for a washing machine. There are two large rear facing window which allows natural light to flood through, vinyl flooring underfoot and doors lead through to the lounge and to the cellar.



### **CELLAR 18'7" x 17'3"**



Stone steps descend to this good sized cellar with two separate storage rooms and a handy W.C. This space has power and light and being a great addition to the property provides a generous area for a utility room, to store extra household items or to renovate. This area may offer excellent potential for further accommodation (subject to relevant consents) having an external door leading out to the rear garden.



## FIRST FLOOR LANDING



Stairs ascend from the entrance hallway to the spacious first floor gallery landing with timber balustrade, rear facing window with wonderful views of the rear garden and woodland beyond and doors lead through to the two double bedrooms and bathroom.

## BEDROOM ONE 11'10" x 11'2"



Situated at the front of the property, this double bedroom has space for freestanding furniture alongside ample storage within the two sets of fitted wardrobes. A large window lets in an abundance of light and gives a view of the front garden and street scene below. A doorway leads through to the landing.





## **BEDROOM TWO 12'0" x 10'0"**



Positioned at the rear of the property is this double bedroom which has space for free standing furniture. This bright room overlooks the beautiful garden from its window and a doorway leads through to the landing.

## **BATHROOM 8'11" x 6'4"**



This house bathroom is fitted with a three piece suite, comprising of bath with shower over, low flush W.C, pedestal hand wash basin and with vinyl flooring underfoot, obscure glazed front facing window and a door leads onto the landing.

## **OUTSIDE SPACE**



The property will retain garden areas to three sides with initial shared driveway access leading to allocated rear parking (2 x spaces).



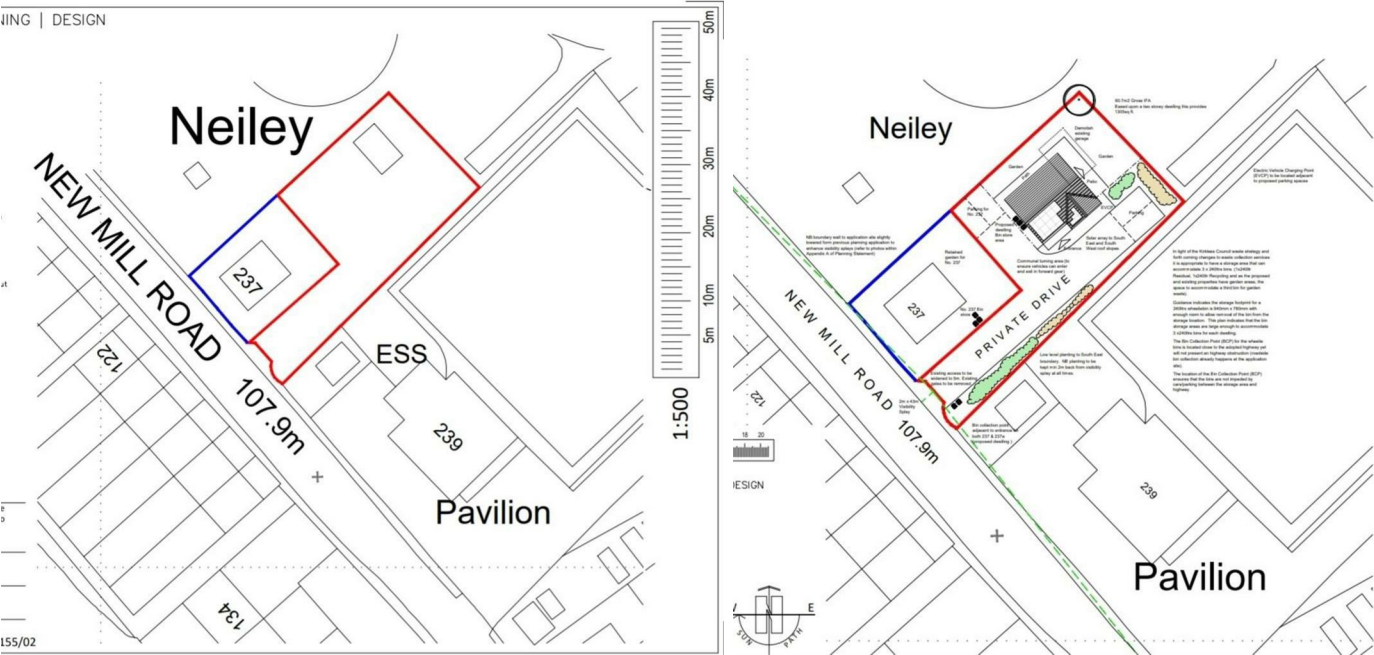


## **GARDEN AND EXTERIOR**

You enter through a timber gate and steps ascend to a low maintenance enclosed front patio garden with space for outdoor furniture and views of the street scene below. The shared driveway with outside tap leads down the side of the property with allocated parking to the rear and access for the plot behind, currently having a detached sectional concrete garage.



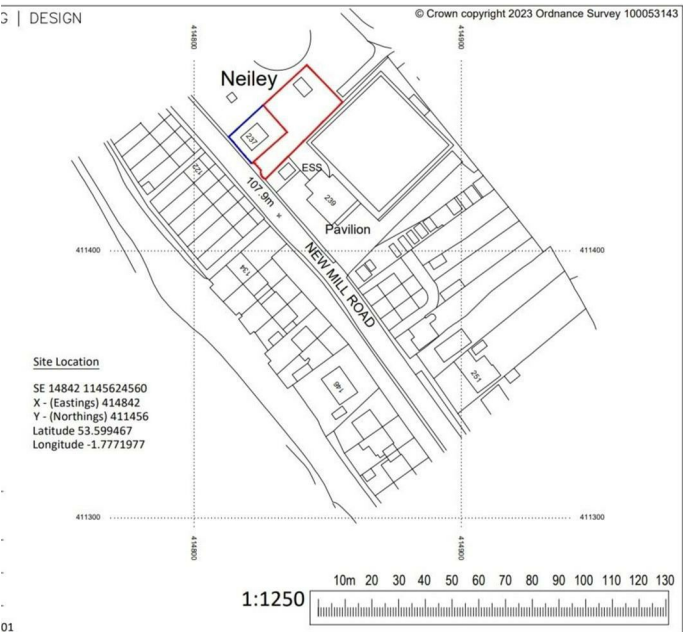
BUILDING PLOT



Outline planning was passed in April 2025 - (Application Number: 2025/60/91135/W) subject to reserved matters, for a sizeable detached property with private gardens and parking . The plot will be situated to the rear of No. 237 utilising a shared driveway from New Mill Road as outlined red on the plan.

Further details of the full planning decision, site plans and boundaries are available online through the Kirklees Planning Portal using the above application number.

Viewing is on site, strictly by prior appointment.



VACANT POSSESSION

The property is currently let on a rolling (month-by-month) contract and the relevant notice (2 months) will be served upon a proceedable sale being instructed. The property will then be sold with full vacant possession on completion.

## **\*MATERIAL INFORMATION**

TENURE: FREEHOLD

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, BAND B

PROPERTY CONSTRUCTION: STONE

PARKING: CURRENTLY GATED PARKING AND GARAGE

LOCATION: Property located close to water treatment facility

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS CENTRAL HEATING

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: Outline Planning for Detached Property to rear garden (App No. 2025/60/91135/W)

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

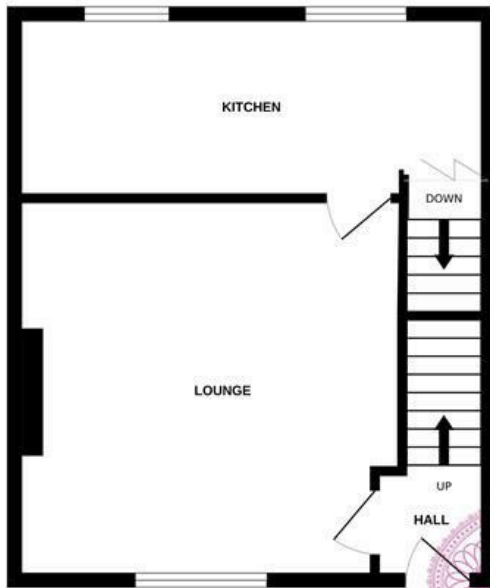
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **SURVEY TEXT**

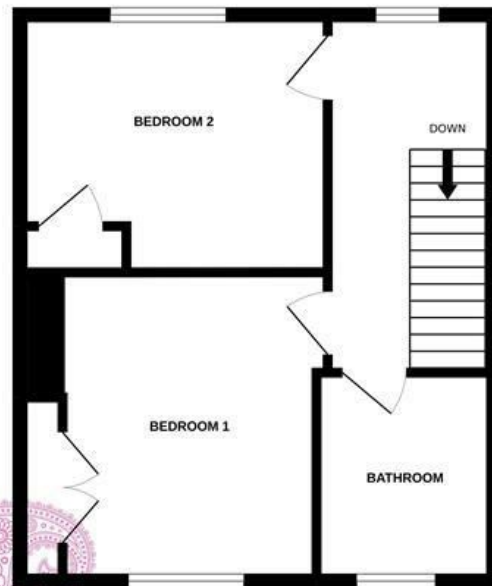
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



GROUND FLOOR



1ST FLOOR



BASEMENT



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		83
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Mapplewell Office:  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

PAISLEY  
PROPERTIES