



# Snow Gate™

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## Coldhill Lane

New Mill, Holmfirth, HD9 7JX

A superb and very rare opportunity to purchase this spacious true bungalow in this very sought after rural yet convenient location on a large plot with fabulous panoramic views. The property has bags of potential to extend to either create a larger bungalow, two storey house or complete re-development subject to all the usual planning requirements. Briefly comprises spacious hallway, kitchen, lounge, dining room, garden room, three/four bedrooms, master with ensuite and dressing room and a family bathroom. Double garage, loads of off road parking and beautiful gardens. The potential is large as is the plot approx 0.5 acre!

O.I.R.O £675,000

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- THREE/FOUR BEDROOM TRUE BUNGALOW IN VERY SOUGHT AFTER LOCATION
- EXCELLENT CONDITION THROUGHOUT WITH MODERN FIXTURES AND FITTINGS
- AMAZING VIEWS AND LARGE GARDENS (APPROXIMATELY HALF AN ACREA)
- THREE RECEPTION ROOMS AND MASTER BEDROOM WITH DRESSING ROOM AND ENSUITE
- HUGE POTENTIAL FOR EXTENSION AND/OR REDEVELOPMENT
- PLENTY OFF ROAD PARKING AND INTEGRAL DOUBLE GARAGE

## Entrance Hallway

13'9" x 7'9" (4.19m x 2.36m)

## Kitchen

9'10" x 8'7" (3.00m x 2.62m)

## Living Room

19'11" x 11'4" (6.07m x 3.45m)

## Dining Room

13'3" x 10'0" (4.04m x 3.05m)

## Garden Room

13'3" x 12'7" (4.04m x 3.84m)

## Master Bedroom

23'1" x 9'8" (7.04m x 2.95m)

## Dressing Room

6'5" x 6'4" (1.96m x 1.93m)

## Ensuite/Bathroom

6'9" x 6'6" (2.06m x 1.98m)

## Bedroom 2

14'10" x 11'5" (4.52m x 3.48m)

## Dressing Room/Study

11'4" x 4'4" (3.45m x 1.32m)

## Bedroom 3

11'3" x 10'4" (3.43m x 3.15m)

## Shower Room

9'8" x 6'0" (2.95m x 1.83m)

## Double Garage

19'8" x 19'7" (5.99m x 5.97m)

## Off Road Parking

## Gardens

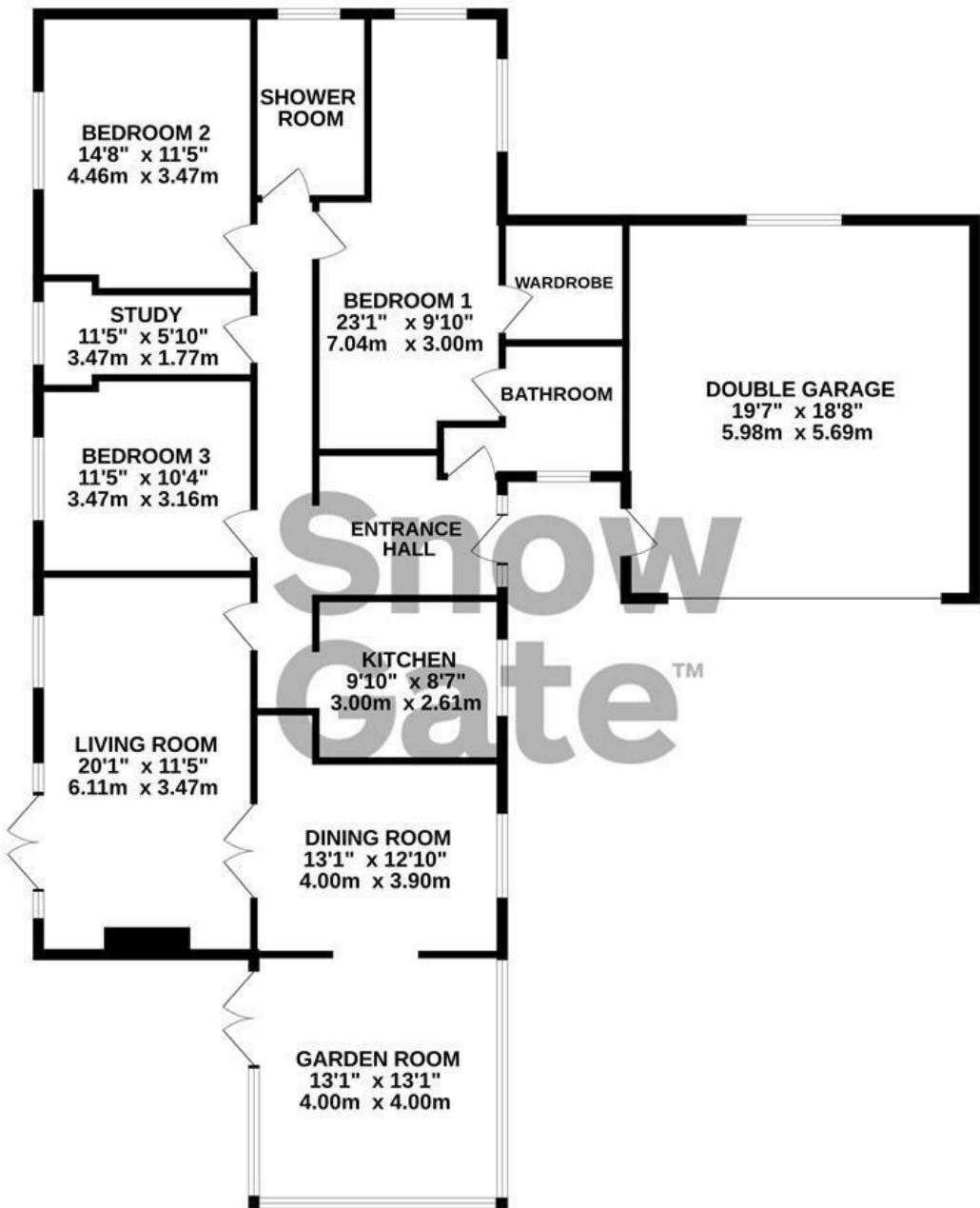


## Directions

From the centre of New Mill take Huddersfield Road towards Brockholes/Honley/Huddersfield. At the first bend turn right onto Coldhill Lane where the property can be found on the left hand side.



## Floor Plan



TOTAL FLOOR AREA : 1843 sq.ft. (171.2 sq.m.) approx.

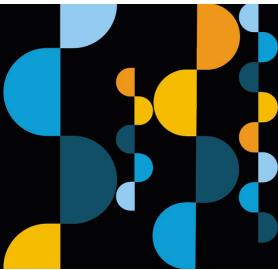
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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