



# Snow Gate™

Estate agency done properly



## Rose Bank, 50 Sheffield Road

New Mill, Holmfirth, HD9 7HA

A three bedroom period cottage with chocolate box appeal. The property is in excellent condition throughout with character features including mullion windows, exposed beams, solid fuel stove and vaulted keeping cellar. The accommodation briefly comprises entrance hallway, farmhouse kitchen, separate utility, through lounge and vaulted keeping cellar. To the first floor are three bedrooms, master with walk in wardrobe and family bathroom. Pretty, well stocked gardens to three sides, paved and decked seating areas, greenhouse, log store and summer house. Planning to create off road parking. Ideally located for walking to the local villages of New Mill, Jackson Bridge, Scholes, Hepworth and Totties, plus excellent commuting distance to Sheffield, Manchester, Leeds and Wakefield.

**O.I.R.O £315,000**

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- A BEAUTIFUL THREE BEDROOM PERIOD COTTAGE
- MASTER BEDROOM WITH WALK IN WARDROBE
- OFF ROAD PARKING GRANTED - SEE BELOW FOR MORE INFO
- MULLION WINDOWS, EXPOSED BEAMS AND SOLID FUEL STOVE
- GREENHOUSE, LOG STORE AND SUMMERHOUSE/POTTING SHED
- FARMHOUSE DINING KITCHEN AND SEPARATE UTILITY STOVE
- GARDENS TO THREE SIDES AND PLANNING FOR OFF ROAD PARKING

## Entrance

Dining Kitchen

Utility/Rear Porch

8'1" x 4'11" (2.46m x 1.50m)

Lounge

18'2" x 10'10" (5.54m x 3.30m)

Cellar

## First Floor Landing

Master Bedroom

11'5" x 10'4" (3.48m x 3.15m)

Bedroom 2

9'0" x 8'11" (2.74m x 2.72m)

Bedroom 3

9'0" x 8'11" (2.74m x 2.72m)

## Bathroom

7'2" x 5'11" (2.18m x 1.80m)

## Gardens

## Parking

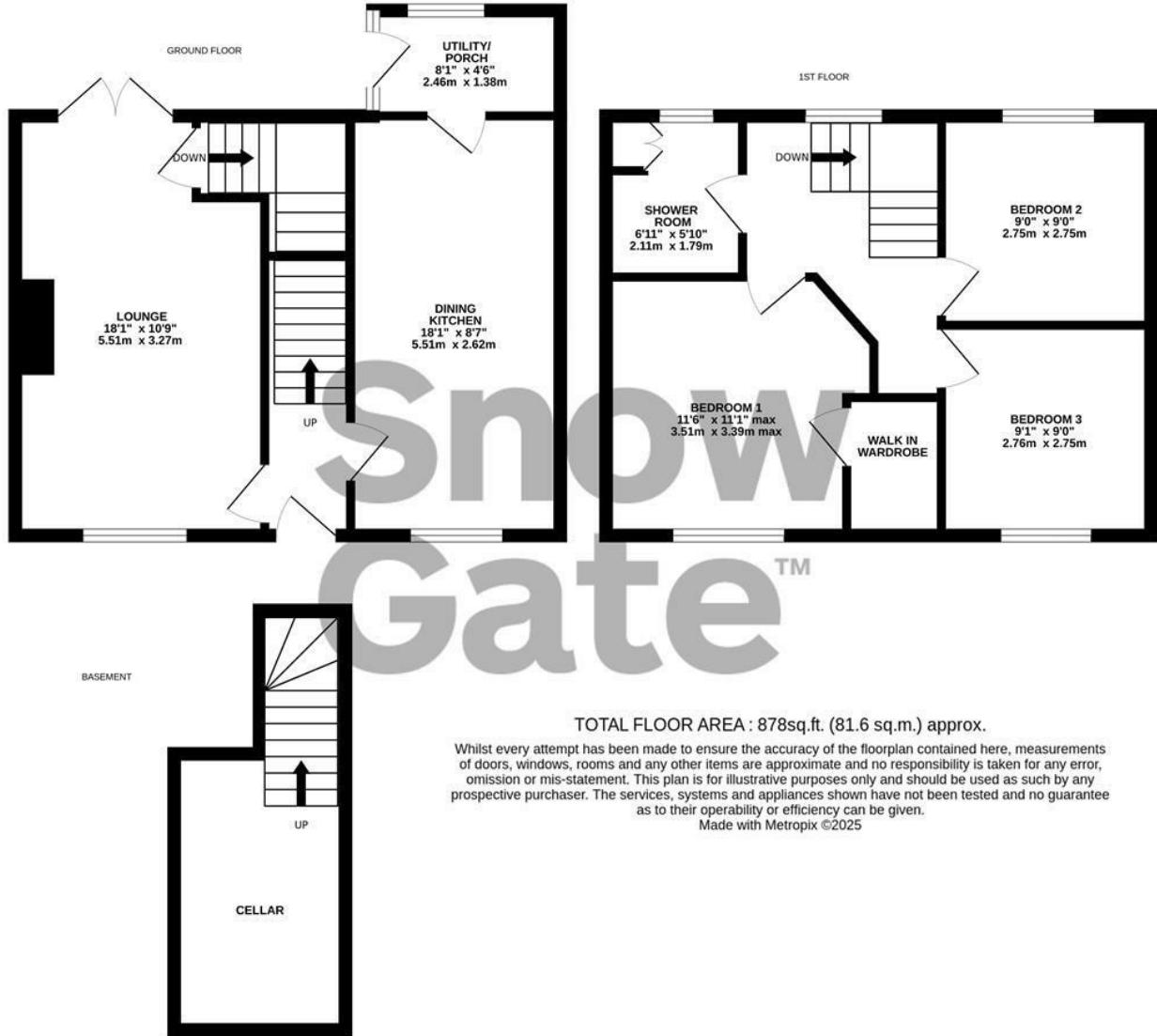


## Directions

From New Mill centre head towards Jackson Bridge/Hepworth on Sheffield Road A616. As the road levels the property can be found on the left hand side on the corner of Butterley Lane.

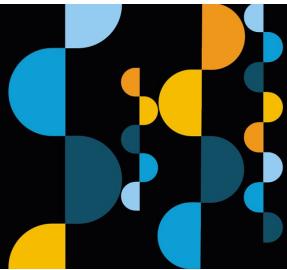


## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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	88	(69-80) C	
(55-68) D	65	(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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