



15 Kirkroyds Lane, New Mill, Holmfirth, HD9 1QE  
£210,000

bramleys





Nestled in the charming village of New Mill, this semi-detached home enjoys a pleasant aspect to the front, allowing for a lovely view that enhances the overall appeal. While the property requires refurbishment, it offers a blank canvas for potential buyers to personalise and modernise according to their own taste and style. The quiet and sought-after location is a particular feature and young families will appreciate the proximity to New Mill Infants School, making the morning school run a breeze. The accommodation comprises entrance hall, lounge, dining kitchen, 3 bedrooms and bathroom. Additionally, the property features off road parking and gardens to front and rear.

Offering a fantastic opportunity for those looking to invest in a family-friendly area with great potential. With a little vision and effort, this house can be transformed into a great home in a desirable location.





## GROUND FLOOR:

### Entrance Hall

A front entrance door gives access to the entrance hall which has a staircase rising to the first floor and a central heating radiator.

### Lounge

16'8" x 12'1" (4.88m'2.44m x 3.66m'0.30m)

This spacious room has a stone fireplace with gas fire, two central heating radiators and a uPVC double glazed window to the front which enjoys a pleasant open aspect. A set of glazed doors give access to the kitchen.

### Dining Kitchen

15'1" x 9'7" (4.57m'0.30m x 2.74m'2.13m)

The kitchen has a range of wall and base units with working surfaces over and stainless steel sink unit. There is space for under counter fridge and freezer, plumbing for a washing

machine and a gas cooker point. There is a uPVC double glazed window and external door and an under stair store houses the central heating boiler.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the side, access to the loft and a built-in linen cupboard.

### Bedroom 1

14'10" x 8'9" (4.27m'3.05m x 2.44m'2.74m)

This spacious double room has fitted wardrobes to one wall, a central heating radiator and a uPVC double glazed window which enjoys a pleasant rural aspect.

### Bedroom 2

9'5" x 9'4" (2.74m'1.52m x 2.74m'1.22m)

Situated to the rear, having a fitted wardrobe and drawers, a central heating radiator and a uPVC double glazed window.



### Bedroom 3

6'0" x 8'0" (1.83m'0.00m x 2.44m'0.00m)

This comfortable single room has a central heating radiator and a uPVC double glazed window which enjoys a pleasant rural aspect.

### Bathroom

The bathroom has tiling to the walls and a three piece suite comprising bath with mixer tap shower attachment over, pedestal wash hand basin and a low flush WC. There is also a chrome ladder style radiator and a uPVC double glazed window.

### OUTSIDE:

There are lawned gardens to front and rear and a driveway which provides off road parking, leading to a single garage to the rear. Please note the garage requires replacement/new roof.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616), once at Lockwood Bar, turn left and follow this road all the way to Honley, Brockholes. once you get to the junction in the centre of New Mill, take a right hand turn onto

Holmfirth Road and the fourth left onto Kirkroyds Lane where the property can be found on the right hand side, past the school.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

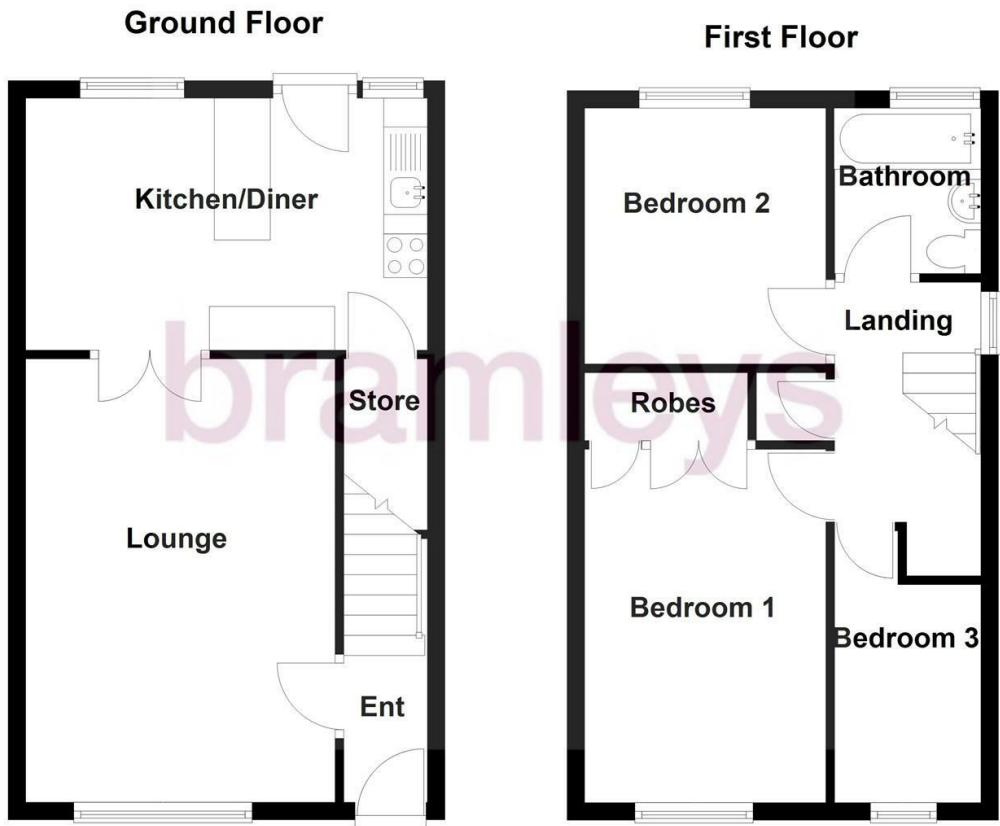
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 84        |
| (69-80) C                                   | 69                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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