



Marsh Lea, The Crescent, New Mill, Holmfirth, HD9 7LD
Offers Around £330,000

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NO UPPER CHAIN

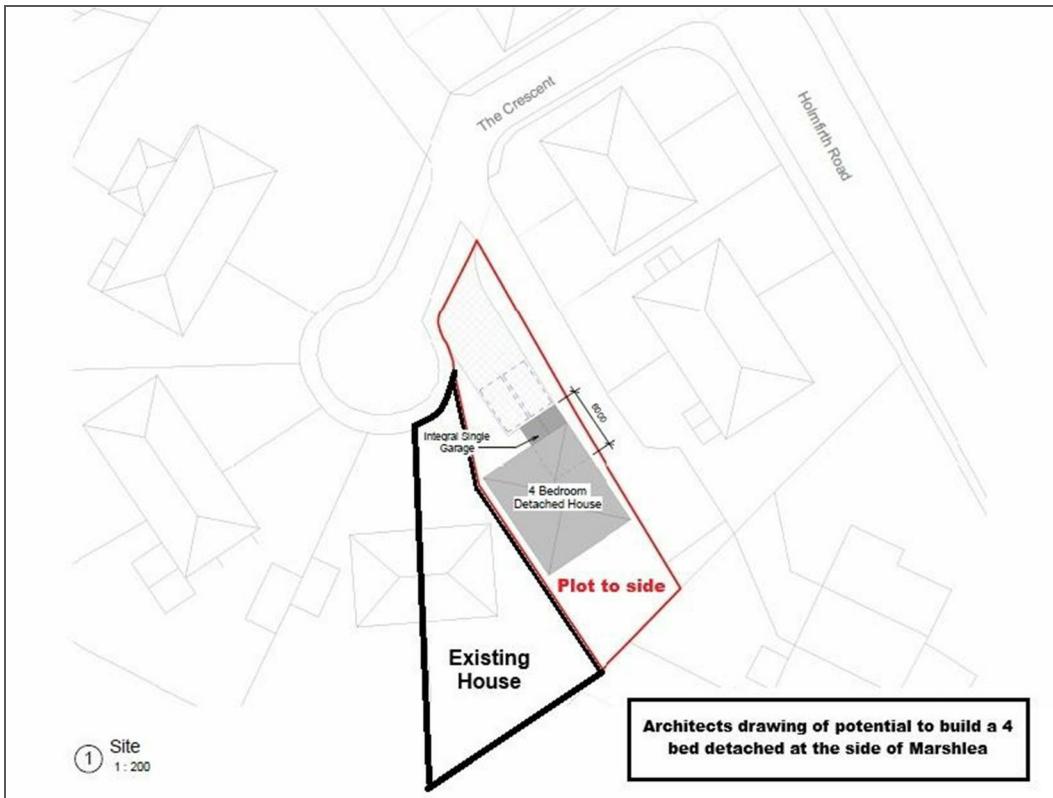
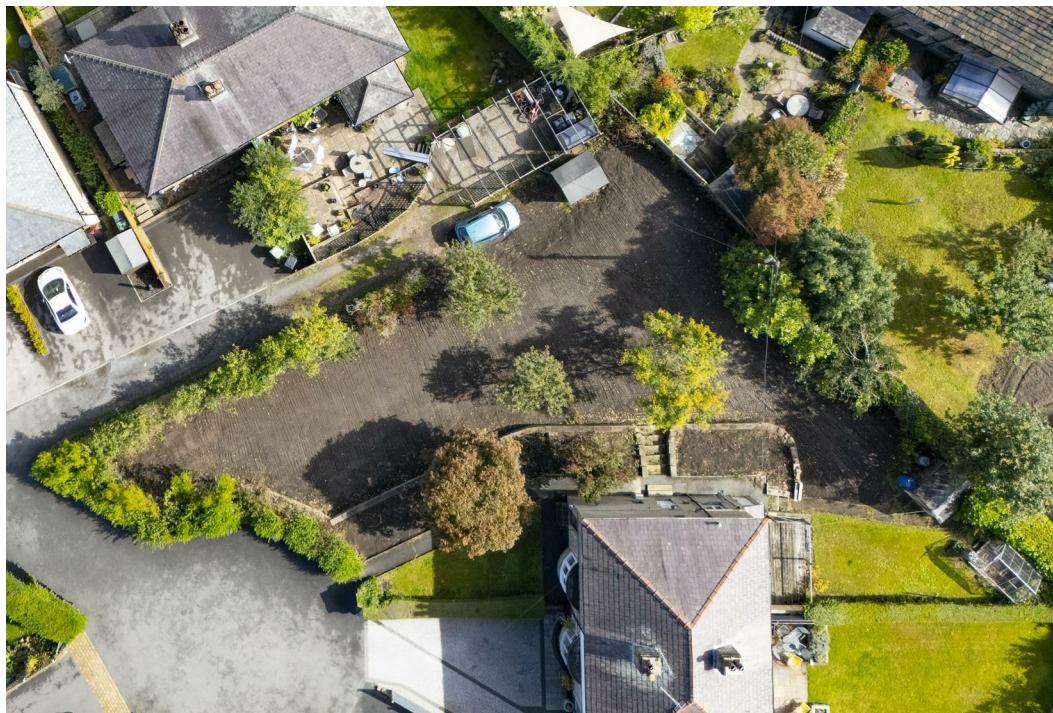
Seldom do properties with such potential come on the market. Situated on a generous corner plot, this 3 bedroom semi-detached family home provides scope to extend the original house, there is a potential building plot to the side with the possibility to build a 4 bedroom detached dwelling subject to planning approval (see proposed architects drawing).

Conveniently positioned on the outskirts of New Mill village centre, the property enjoys pleasant views to the front and good access links to Holmfirth, Sheffield and amenities nearby including well regarded local schooling.

Requiring a programme of refurbishment and improvement works, which have been reflected within the price. The property currently provides accommodation which comprises:- entrance hall, lounge, dining room, kitchen, first floor landing, 3 bedrooms (2 doubles/1 single), bathroom and separate WC. A useful coal store to the rear, houses the central heating boiler and provides plumbing for a washing machine.

An ideal opportunity for those wanting a project or those with a growing family. An early viewing is recommended to view the site and property to appreciate the superb potential on offer.

Energy Rating: D





GROUND FLOOR:

Entrance Hall

A timber and glazed entrance door gives access to the entrance hall which has 2 central heating radiators and a staircase rising to the first floor. Underneath the staircase is a useful store with electric which provides an ideal space to house a freezer. To the rear of the entrance hall is a side external door.

Lounge

12'2 x 11'10 (3.71m x 3.61m)

The lounge is situated to the front and has a stone fireplace with coal effect gas fire, ceiling coving, 2 central heating radiators and a feature uPVC double glazed bow window to the front.

Dining Room

13'1 x 11'5 (3.99m x 3.48m)

The dining room has recessed fitted cupboards and drawers, a central heating radiator, stone fireplace with coal effect gas fire. There is a uPVC double glazed window to the rear elevation overlooking the rear garden.



Kitchen

8'4 x 5'9 (2.54m x 1.75m)

Having a range of wall and base units with working surfaces over, inset stainless steel sink, integrated fridge, gas cooker point, part tiled walls, tiling to the floor and a central heating radiator.

FIRST FLOOR:

Landing

The landing has a uPVC double glazed window to the side, a central heating radiator and access to the boarded loft.

Bedroom 1

12'3 x 9'3 to robe doors (10'10 max) (3.73m x 2.82m to robe doors (3.30m max))

This double room is situated to the front and enjoys views from the uPVC double glazed window. There are fitted recessed wardrobes with storage units above and a central heating radiator.





Bedroom 2

13'2 x 8'5 to robes (10'1 max) (4.01m x 2.57m to robes (3.07m max))

Another good double situated to the rear with a uPVC double glazed window overlooking the rear garden. Also having recessed fitted wardrobes with storage units above and a central heating radiator.

Bedroom 3

6'6 x 6'6 to bulkhead (8'10 max) (1.98m x 1.98m to bulkhead (2.69m max))

Having storage within the bulkhead, a central heating radiator and a uPVC double glazed window to the front elevation.

Bathroom

Having part tiled walls, fitted cupboard, a central heating radiator and two piece suite comprising bath and a pedestal wash hand basin. This room also has a uPVC double glazed window to the rear elevation.

Separate WC

Furnished with a low flush WC and uPVC double glazed window to the side elevation.

OUTSIDE:

There are mature established gardens to front and rear of the property. At the back of the property is an attached coal store 6'7 x 3'1 which houses the central heating boiler and has plumbing for a washing machine. The garden also houses a greenhouse and shed. The plot to the side offers potential to be developed subject to all necessary consents and planning permission, it also has an additional storage shed with space for parking in front of it (with rights of way over the lane to the shed and parking area).

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.

TENURE:

Freehold - Please note, the title has not yet been registered electronically with land registry. However the solicitors have confirmed that the house and garden to the side are held on two separate titles, which are both freehold.

COUNCIL TAX BAND:

Band C

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:

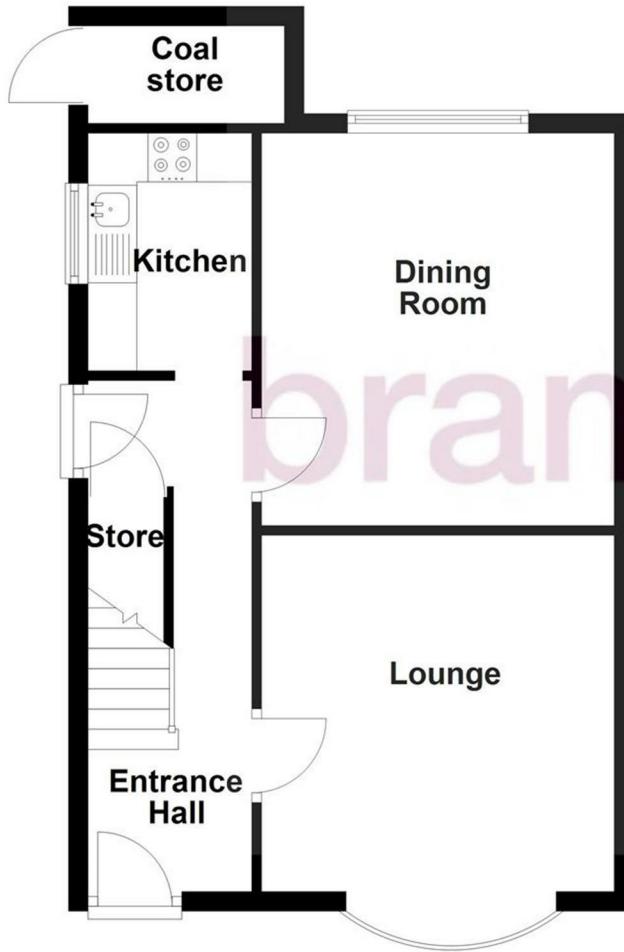
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



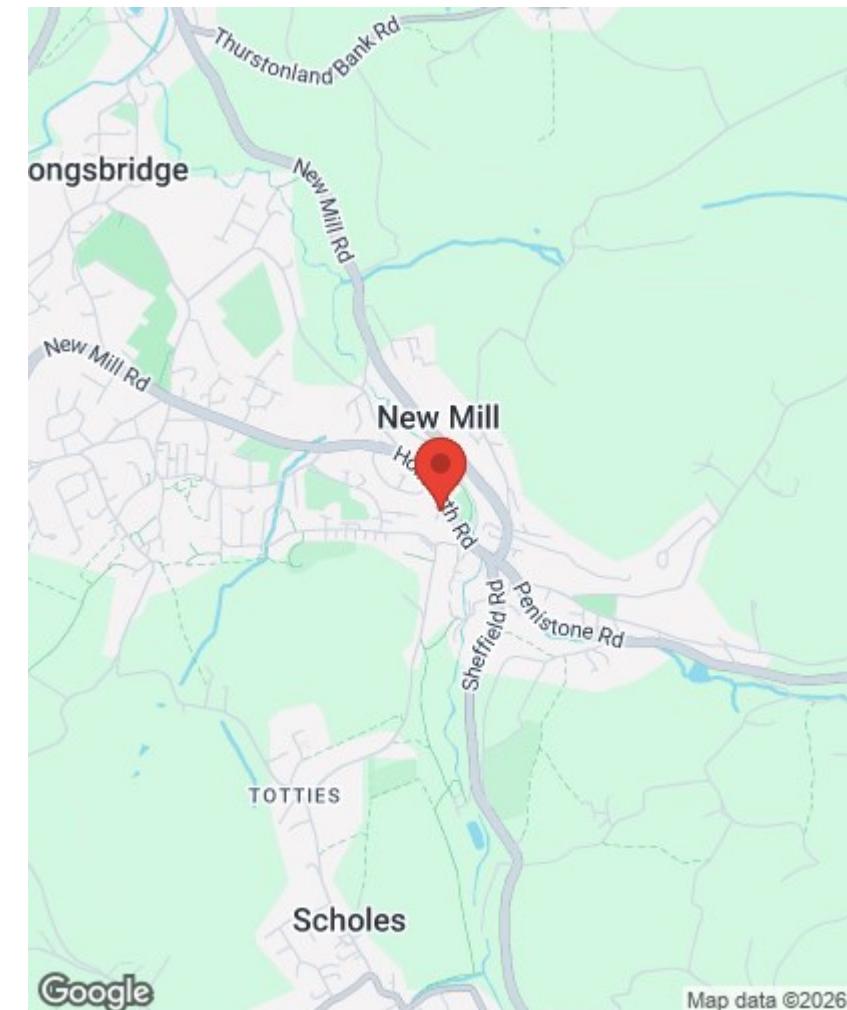




Ground Floor



First Floor



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:

1. 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.
2. 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		74
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(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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