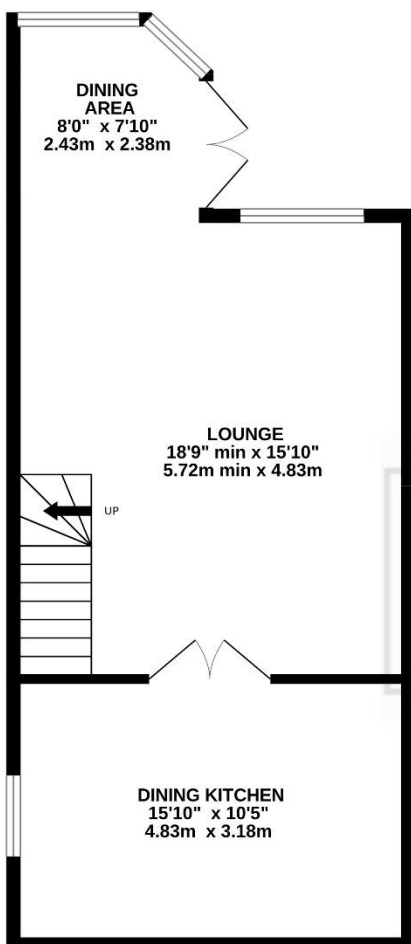


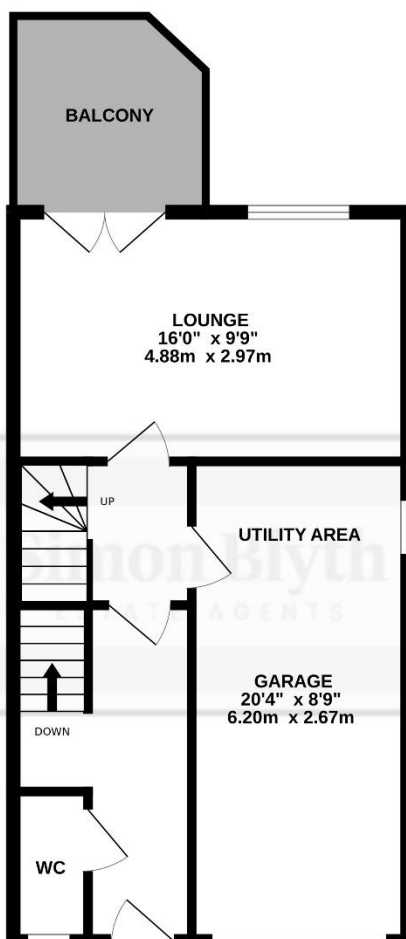


STONEY BANK LANE, NEW MILL, HOLMFIRTH, HD9 7LW

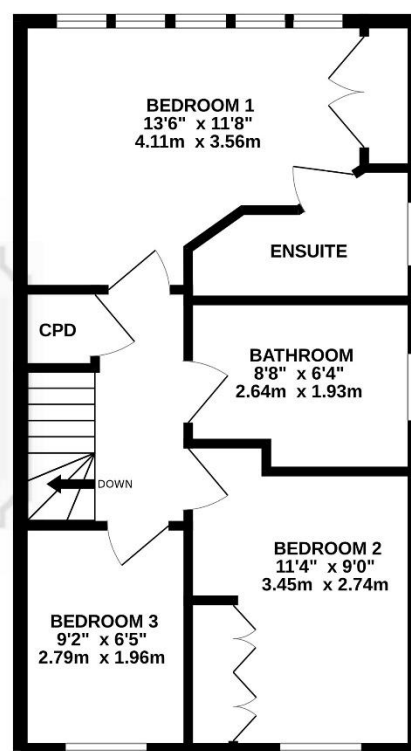
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



STONE BANK LANE

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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PROPERTY DESCRIPTION

OCCUPYING A PARTICULARLY ENVIABLE POSITION ON THE SOUGHT-AFTER ADDRESS OF STONEY BANK LANE, IS THIS SEMI-DETACHED, THREE STOREY TOWN HOUSE. BOASTING SPACIOUS AND VERSATILE ACCOMMODATION, BALCONY TO THE REAR, PLEASANT OPEN ASPECT VIEWS TO THE FRONT. THE PROPERTY IS SITUATED IN THE POPULAR VILLAGE OF NEW MILL, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, downstairs WC, inner vestibule, integral garage with utility area, second sitting room/bedroom four with access to the rear balcony to the ground floor. To the lower ground floor is a spacious open-plan lounge/dining room and breakfast kitchen. To the first floor there are three well-proportioned bedrooms and the house bathroom, with bedroom one having ensuite shower room and fitted wardrobes and bedroom two also with fitted wardrobes.

Offers Around £350,000

ENTRANCE

Measurements – 11'4" x 6'9"

Enter into the property through a double-glazed PVC front door with obscure glazed inserts into the entrance hall. The entrance hall has two ceiling light points, a radiator, high-quality flooring and oak doors provide access to the downstairs WC and inner vestibule, and a staircase descends to the lower ground floor.

DOWNSTAIRS W.C

Measurements – 6 x 2'10"

The high-quality flooring continues through from the entrance hall into the downstairs WC, which features a white two-piece suite comprising of a low-level WC with concealed cistern and push button flush and a pedestal wash hand basin with Chrome monoblock mixer tap. There is tiling to the splash areas, a radiator, ceiling light point and a double-glazed window with obscured glass to the front elevation.

DOWNSTAIRS W.C

The inner vestibule has oak doors providing access to the lounge/ground floor bedroom and to the integral garage and utility. There is a kite winding staircase which rises to the first floor and a ceiling light point.

SECOND SITTING ROOM/BEDROOM FOUR

Measurements – 16 x 9'9"

The second sitting room is a generous proportioned, light and airy reception room which features a bank of double-glazed mullioned windows to the rear elevation and double-glazed French doors providing access to the balcony. There is high quality laminate flooring, two ceiling light points and a radiator.





INTEGRAL GARAGE/UTILITY

Measurements – 8'9 x 20'4

The integral garage features an electric remote controlled up and over door, there is lighting and power in situ and the garage is particularly spacious with ample space at the rear of the garage for a utility. There are fitted base units with work surfaces over which incorporate a single bowl stainless steel sink and drain unit with Chrome mixer tap and with space and provisions for automatic washing machine and tumble dryer and fitted shelving. It also houses the wall mounted boiler and there is a double-glazed window to the side elevation.

LOWER GROUND FLOOR

OPEN PLAN LOUNGE/DINING ROOM

Measurements – 18'9" min x 15'10"

Taking the staircase to the lower ground floor, you reach a fabulous open-plan dining-kitchen which is particularly light and airy. There is a bank of windows to the rear elevation with aspects onto the enclosed rear garden. The lounge area has two ceiling light points, two radiators, double timber and glazed doors lead to the breakfast kitchen, and the focal point of the room is the living flame effect gas fireplace. The lounge area seamlessly leads into the dining area which has banks of windows to the rear elevation and French doors leading to the garden, a central ceiling light point and radiator.





BREAKFAST KITCHEN

Measurements – 15'10 x 10'5

The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and with complimentary worksurfaces over which incorporate single bowl sink unit with chrome mixer tap. There is high gloss brick effect tiling to the splash areas, under unit lighting and soft closing doors and drawers. The kitchen is equipped with built-in appliances including a gas hob with canopy style cooker hood over, two waist-level double ovens, an integrated dishwasher and with space for an American Style fridge-freezer. There is high quality flooring, inset spotlighting to the ceilings, a bank of windows to the side elevation and a radiator.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the inner vestibule, you reach the first-floor landing, which has oak doors providing access to three well-proportioned bedrooms and the house bathroom. There is a loft hatch with drop down ladder providing access to a useful attic space, a ceiling light point, airing cupboard over the bulkhead for the stairs and a wooden banister with spindle balustrade over the stairwell head.

BEDROOM ONE

Measurements – 13'6 to wardrobe fronts x 11'8 maximum

Bedroom one is a light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed mullioned windows to the rear elevation with pleasant views onto the courtyard setting and with a pleasant tree lined backdrop. There is inset spotlight into the ceilings above the fitted wardrobes which have sliding doors, hanging rails and shelving in situ. There is also two ceiling pendant points, a radiator and an oak door provides access to the ensuite shower room.





ENSUITE SHOWER ROOM

Measurements – 9 x 4'7

The ensuite shower room features a modern white three-piece suite comprising of a walk-in fixed frame shower with thermostatic shower, a low-level WC with concealed cistern and push button flush and a wall hung wash hand basin with Chrome monoblock mixer tap. There is tiling to the splash areas, laminate flooring inset spotlighting to the ceilings and an extractor fan. Additionally, there is a double-glazed window with obscure glass to the side as well as bespoke fitted shelving for toiletries and towels.



BEDROOM TWO

Measurements – 9 into door recess x 11'4 into door recess

Bedroom two can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed mullioned windows to the front elevation providing fabulous open aspect views up Stoney Bank Road. There is a ceiling light point, radiator and a bank of fitted wardrobes which have sliding doors, hanging rails and shelving in situ.



BEDROOM THREE

Measurements – 8'2'' x 6'5''

Bedroom three is a light and airy single bedroom which could be utilised as a home office or nursery. There is a bank of double-glazed mullioned windows to the front elevation, again taken advantage of pleasant tree lined views, a ceiling point and radiator.



HOUSE BATHROOM

Measurements – 6'4 x 8'8

The house bathroom features a white three-piece suite comprising of an inset bath with bath end filler, mixer tap and thermostatic shower over with glazed shower guard and tiled surround. There is a low-level WC with concealed cistern and push button flush and a wall hung wash handbasin with Chrome monoblock mixer tap. Additionally, there is a recessed vanity unit with mirrored doors with ample additional storage and with inset spotlighting above tiling to the flooring and splash areas, inset spotlighting to the ceilings and an extractor fan. There is a radiator and double-glazed window with obscure glass at the side elevation.



EXTERNAL FRONT

Externally to the front the property features a gated front courtyard, with block paving providing ample off-street parking and for use as a front patio, with attractive dry stone wall boundaries. There is a door canopy by the front door and provisions for an EV point.



EXTERNAL REAR

To the rear is an enclosed, low maintenance garden which features a flagged patio area ideal for alfresco dining and BBQ'ing, there is an artificial lawn, with part fenced and part hedge boundaries and a security light.



ADDITIONAL INFORMATION

Please note, the property benefits from solar panels for maximum energy efficiency.

EPC rating – B

Property tenure – Freehold

Local authority – Kirklees

Council tax band – D

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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