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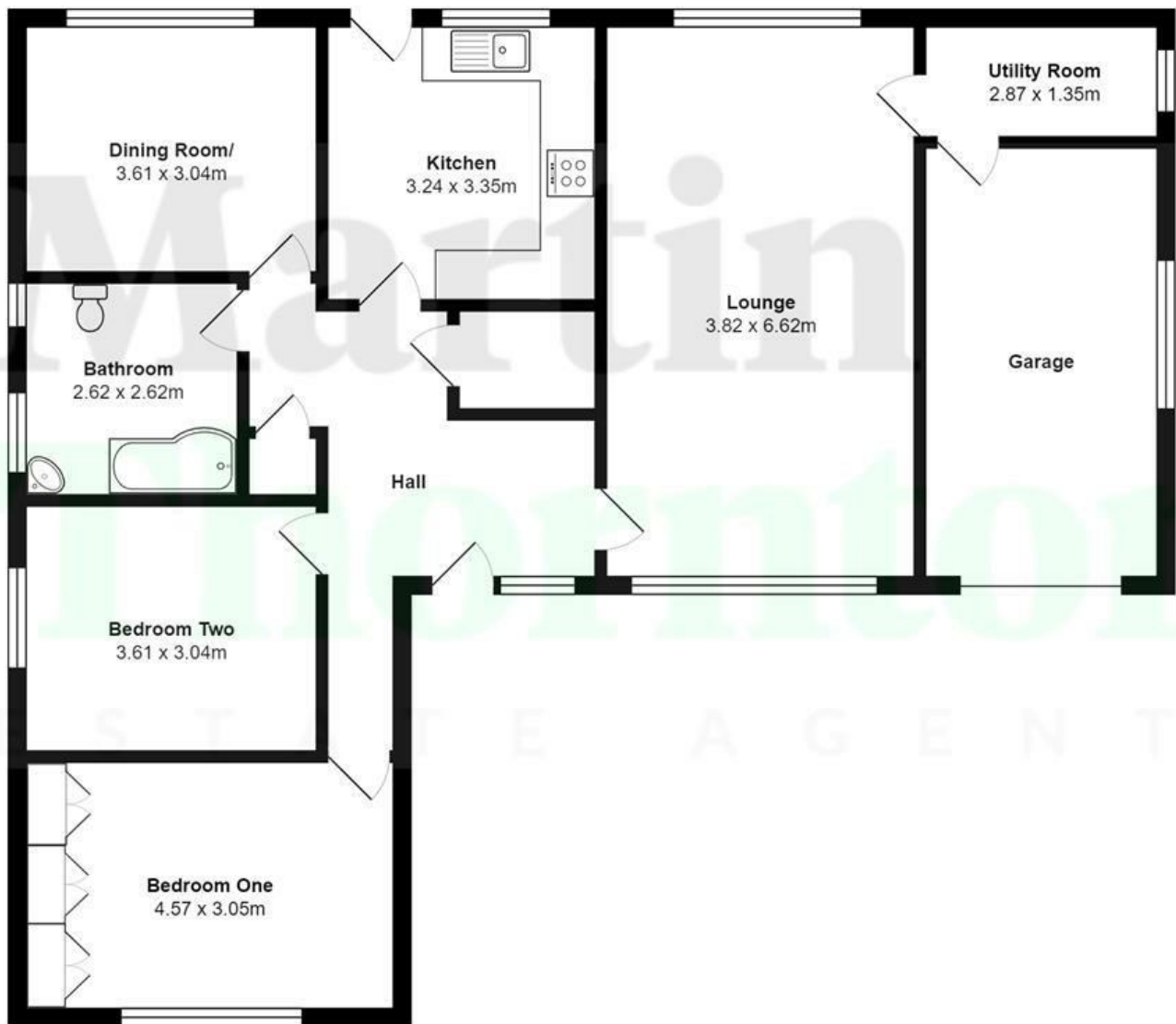
New Mill Road, Brockholes Holmfirth,

£1,200 Per month

This three-bedroom detached true bungalow occupies a good-sized plot located in this well-regarded area, conveniently placed for access to Holmfirth and the Holme Valley. The property has a light and bright interior with contemporary fixtures and fittings. The accommodation comprises a good-sized entrance hallway, large living room with adjoining home office/study area, kitchen with integrated appliances, three bedrooms (one of which could be a formal dining room) and a spacious bathroom. There is a gas-fired central heating system and uPVC double glazing. Externally, there is parking on the driveway and an integral garage. There are gardens to the front and rear, with the rear garden being a particularly good size with lawns, apple trees, greenhouse and patio.

**New Mill Road, Brockholes
Holmfirth,**

Floorplan



All measurements are approximate and for display purposes only

New Mill Road, Brockholes Holmfirth,

Details



Entrance Lobby

An external uPVC door with opaque glazed panels and matching side screen gives access to the hallway. The spacious entrance hallway has two useful storage cupboards, one of which houses the boiler for the central heating system. Of particular note are the superb oak doors, which can be found throughout the property. There are various wall light points and a radiator.

Living Room

This reception room runs from front to back of the bungalow and is particularly light and bright with large uPVC front and rear windows. The rear windows overlook the lawned garden. There is a timber fire surround with a marble finish inlay and hearth, home to a living flame effect gas fire. The room has coving to the ceiling, two radiators and a door that gives access to a home office area.

Home Office/Store

This is a versatile space and would make an ideal home office/study area. It has a side uPVC window and a radiator along with a door leading to the garage.

Kitchen

The kitchen has wall cupboards and base units with working surfaces and brick-style tiled surrounds. There is a stainless steel sink with mixer tap and single drainer. Integrated appliances include a four-ring gas hob with canopy-style filter hood above and oven beneath, fridge, freezer and dishwasher. There is space and plumbing for an automatic washer. The room can accommodate a small dining/bistro table and there is ceiling downlighting, a rear uPVC door and window and a radiator.

Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC window overlooking the garden. There is space for fitted or freestanding furniture.

Bedroom Two

This double bedroom side uPVC window and a radiator.

Bedroom Three

This is a versatile room positioned at the front of the property and could be a formal dining room, second sitting room or a third double bedroom. It has a pleasant outlook over the garden via a uPVC window and there is a radiator.

Bathroom

The spacious bathroom has a white three-piece suite comprising a P-shaped bath with shower screen and a Mira Excel shower, a pedestal hand basin and a low-level WC. There is tiling to the walls, access to the loft area, part timber panelling, ceiling downlighting, twin side uPVC windows and an upright chrome ladder-style radiator.

External Details

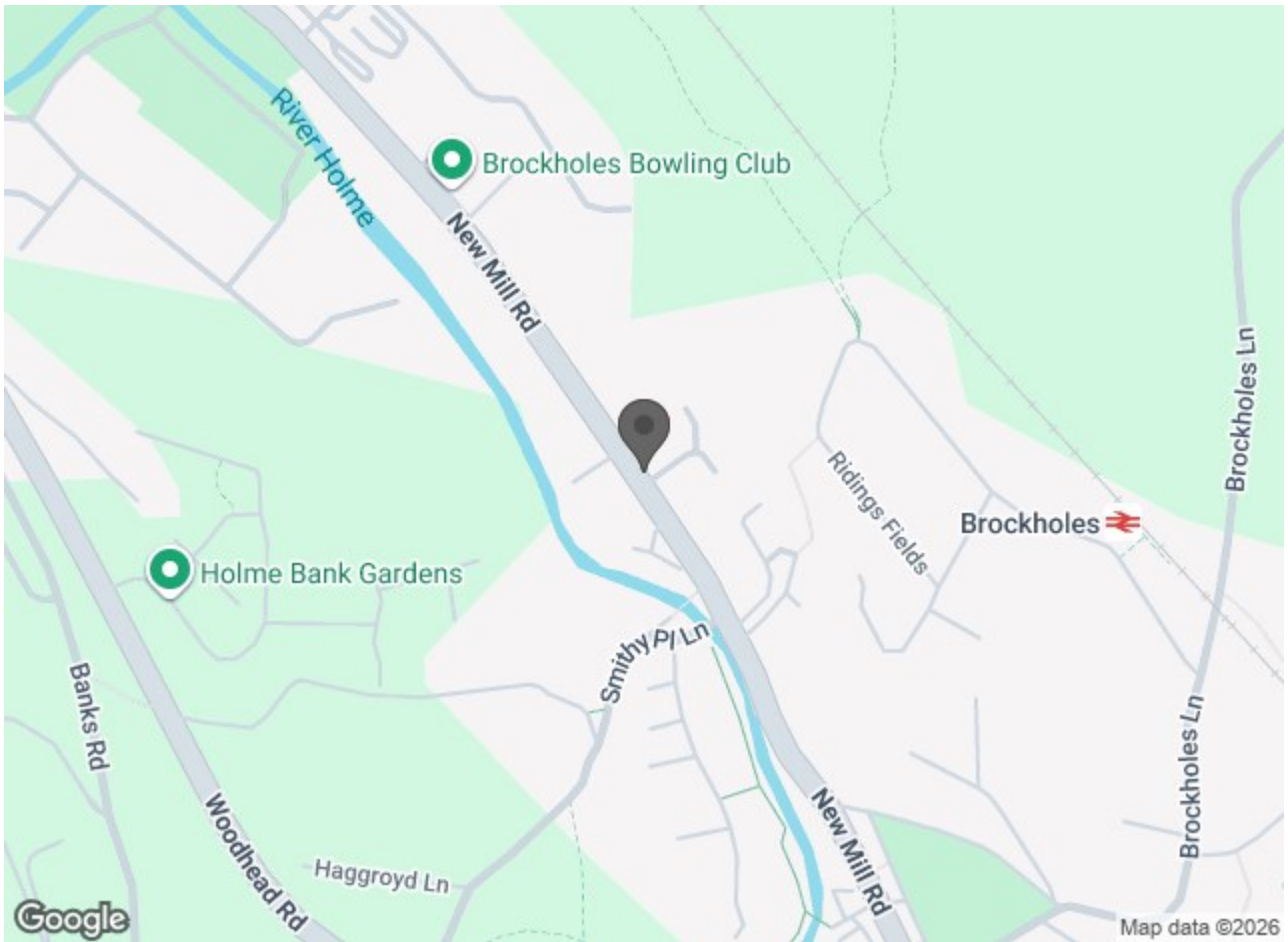
The property occupies a good-sized corner plot. At the front of the bungalow is a lawned garden with mature trees and shrubs and, at the side of the property, parking is available along with access to the garage. The rear garden is of a particularly good size and is enclosed by perimeter fencing. There are level lawned areas, apple trees, paved seating, a timber shed and greenhouse. There is a side gate and pathway along with external lighting and water.

Garage

This has an automatic up-and-over door and a rear personal door into the home office/study area. There is a side uPVC window along with power and lighting.

New Mill Road, Brockholes Holmfirth,

Directions



New Mill Road, Brockholes Holmfirth,

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.