



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION



# New Mill Road, Holmfirth

Offers In The Region Of  
£725,000

- Stylish four-bedroom home arranged over four floors
- Beautifully presented throughout with high-quality finishes
- Contemporary kitchen diner with integrated appliances and breakfast bar
- Principal bedroom with dressing area and en-suite shower room
- impressive top-floor guest or teenage suite
  - Offered with no onward chain

## Stylish Four-Bedroom Home Over Four Floors – Holmfirth

A beautifully presented four-bedroom home arranged over four floors, offering generous and flexible living space finished to a consistently high standard. Designed with modern family living and entertaining in mind, the property enjoys a highly convenient position close to the heart of Holmfirth.



## Ground Floor

The home opens into a welcoming and light-filled entrance hallway, where flagged flooring and contemporary décor set an elegant tone. This versatile space lends itself perfectly to a study, reading area, or play space. Glass-fronted storage, a striking glass-panelled staircase, a pantry-style cupboard, a separate utility room with sink unit, a guest cloakroom, and useful under-stair storage complete this level. Internal access leads to the integral double garage, ideal for storage or for future conversion to a gym or studio.

## First Floor

The first-floor landing is finished with stylish flooring and features a double-glazed window framing open views across the tennis courts and beyond.

The kitchen diner forms the heart of the home, thoughtfully arranged with a range of wall and base units, five-ring hob, double oven, integrated fridge and freezer, integrated dishwasher, pull-out bin, hot and cold tap, and elegant display cabinetry. A breakfast bar provides an inviting space for everyday dining, while bi-folding doors open to the outside, creating a seamless flow for entertaining. A panelled divider leads through to the lounge.

The sitting room is a beautifully proportioned and inviting space, centred around a log-burning stove, with patio doors opening onto the garden.

## Second Floor

The principal bedroom offers a calm and comfortable retreat, complete with a dressing area and contemporary en-suite featuring a double rainfall shower and underfloor heating. Two further double bedrooms are also located on this floor, along with a well-appointed house shower room, again benefitting from rainfall shower and underfloor heating.

## Third Floor





The top floor provides an impressive guest or teenage suite, with characterful sloping ceilings, excellent storage under the eaves, and attractive open views. A separate house bathroom completes this level, featuring a freestanding bath, walk-in shower, modern wash basin with vanity unit, and quality tiling.

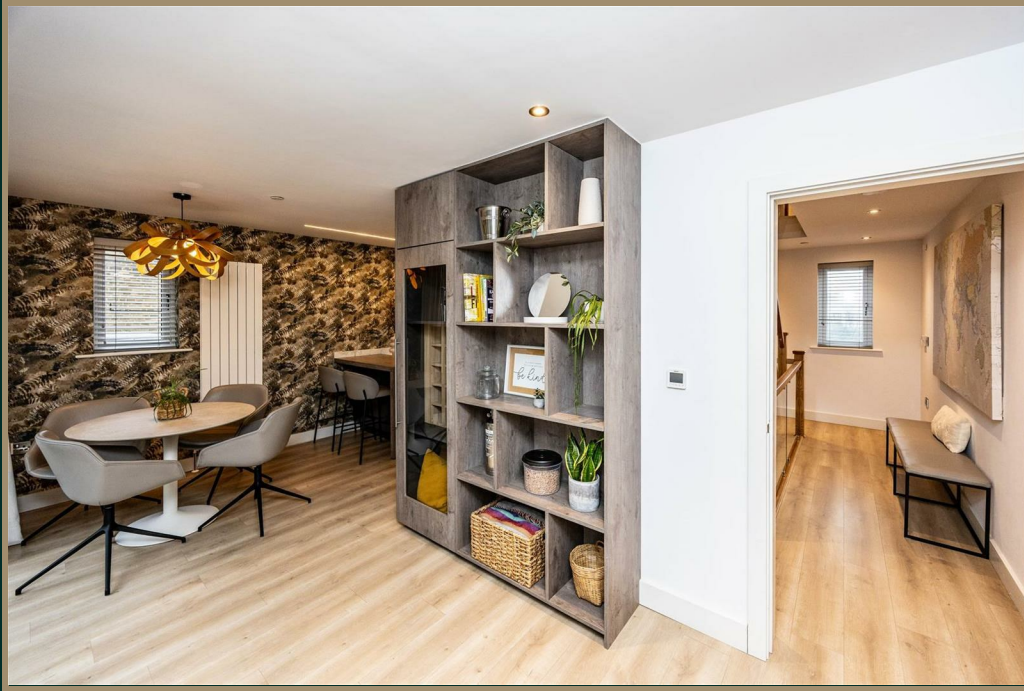
#### Outside

To the front of the property is off-road parking with electric gates. To the rear, an enclosed flagged patio offers a private, low-maintenance outdoor space, ideal for outdoor dining, entertaining, or unwinding in the hot tub.

#### Summary

A thoughtfully designed and beautifully maintained family home offering flexible accommodation, stylish interiors, integrated appliances, off-road parking, and an outdoor entertaining space, all within easy reach of central Holmfirth.

Offered with no onward chain.











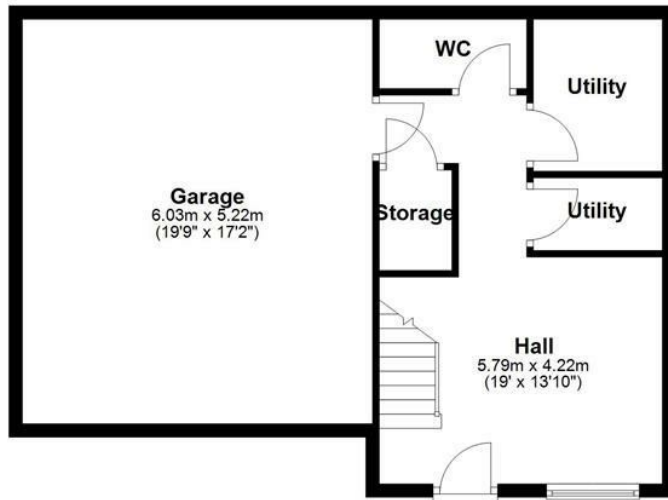






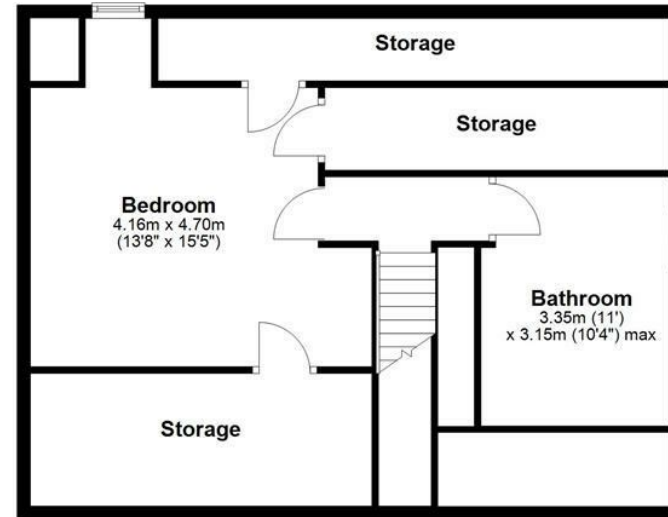
### Ground Floor

Approx. 61.1 sq. metres (657.6 sq. feet)



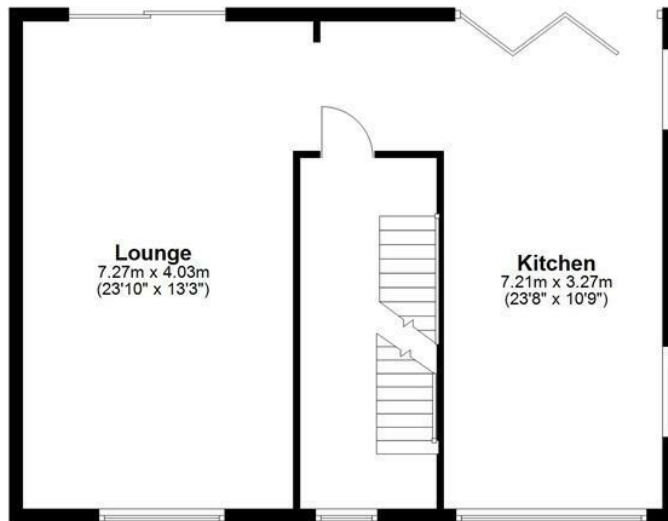
### Third Floor

Approx. 76.0 sq. metres (818.3 sq. feet)



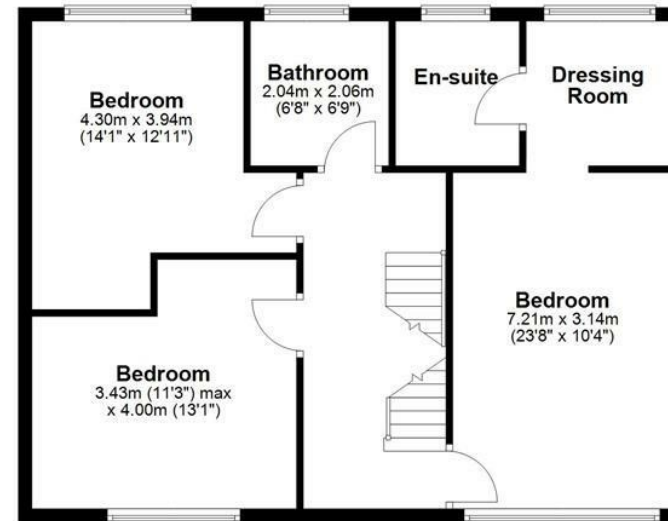
### First Floor

Approx. 69.2 sq. metres (744.8 sq. feet)



### Second Floor

Approx. 71.1 sq. metres (765.1 sq. feet)



Total area: approx. 277.4 sq. metres (2985.8 sq. feet)



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