



Rydal Mount, Sheffield Road, New Mill,
Holmfirth, HD9 7EX

belong 
by James White

£395,000 Freehold



- A stone built three bedroom semi detached house, extended to the ground floor
- Large garden, backing onto local greenbelt
- Local scenic walks and countryside
- Two reception rooms, reception hall and large sun room
- Kitchen, utility room and a ground floor shower room too
- Stylish, modern fitted wetroom/shower room on the first floor
- In a little known position, just out of New Mill, Holmfirth
- Gas central heating system and double glazing
- Early viewing is highly recommended
- View our 3D Virtual Reality Tour and Video on Belong's own website

For many, location, privacy and garden size trump all else. Rydal Mount certainly fits the bill.

The house enjoys a beautiful established garden that offers something different as we move through the seasons. Private, established and full of colour, the garden enjoys lawned areas, mature plants trees and shrubs, as well as a water feature and a greenbelt backdrop. There are patios for outdoor dining, and for enjoying the sun as it moves around.

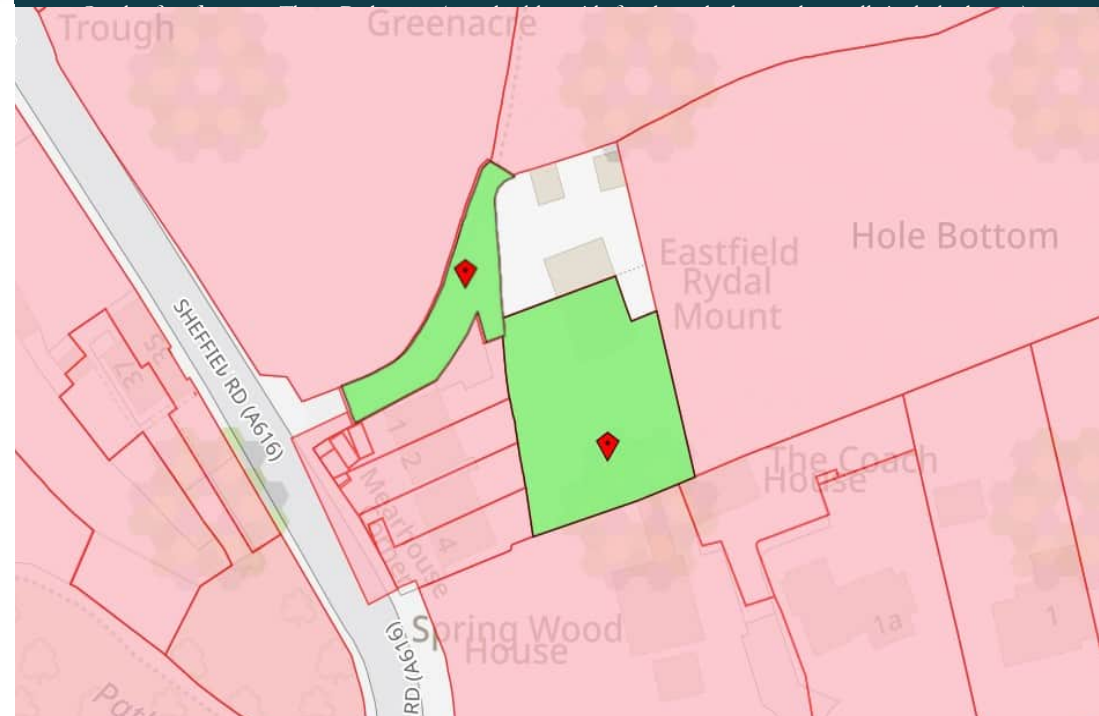
It is good to have neighbours though. Our clients have lived here for approximately forty years and their neighbour around fifty. It is always a good indication of how nice it is when people stay so long.

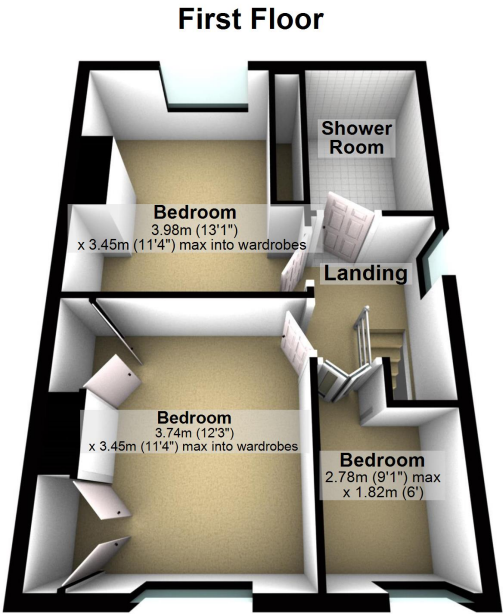
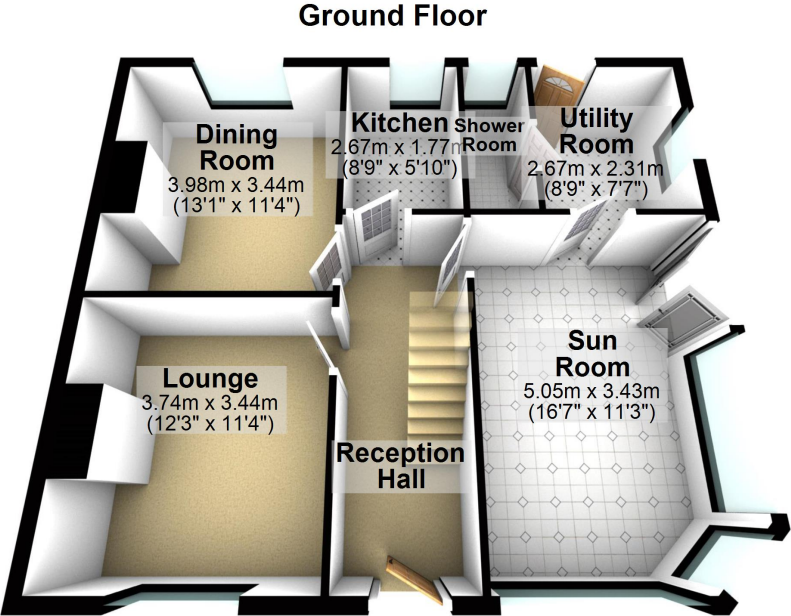
The property has been extended by way of a large sun room/conservatory, and a useful utility room and ground floor shower room.

Approached along a shared private driveway which is owned by Rydal Mount, as depicted in our particulars, there is a public footpath leading into the neighbouring countryside - perfect for dog walkers and those who enjoy the outdoors.

The house has a gas central heating system, and double glazing, and briefly comprises:-

Reception Hall with stairs rising to the first floor, Lounge to the front of the house with an open fire, Dining Room with a view over the neighbouring field at the rear, Fitted Kitchen, Utility Room, Shower Room and a particularly spacious side Conservatory/Sun Room with double doors leading out onto the lovely side patio.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



www.wherewebelong.co.uk

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Belong By James White
Fairfield House, 23a Westgate
Honley, Holmfirth HD9 6AA
T 01484 444567 E info@wherewebelong.co.uk