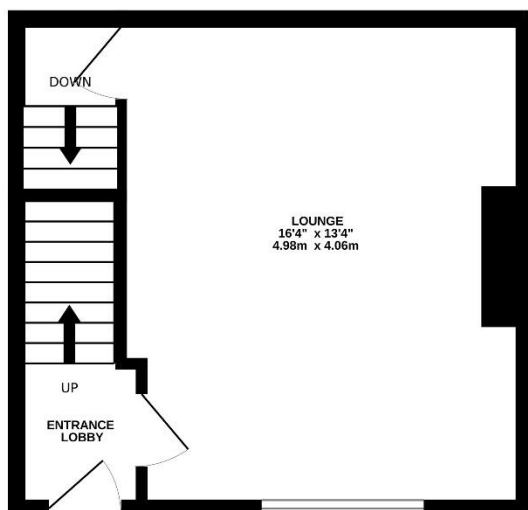


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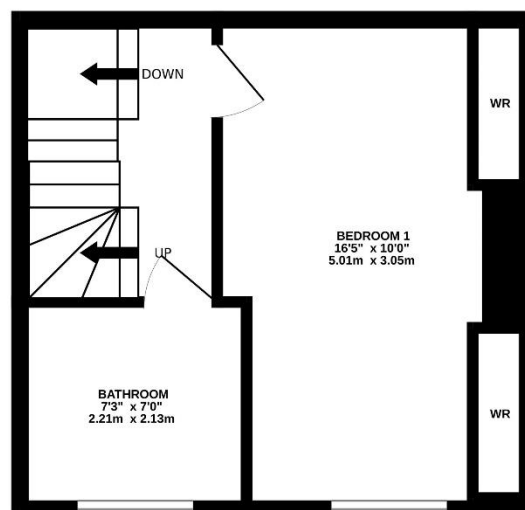


NEW MILL ROAD, BROCKHOLES, HD9 7AA

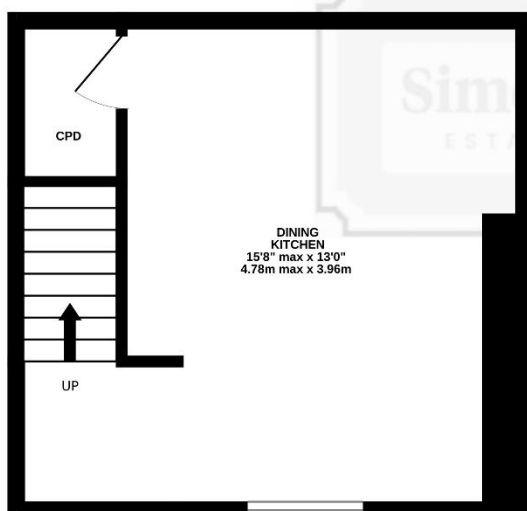
GROUND FLOOR



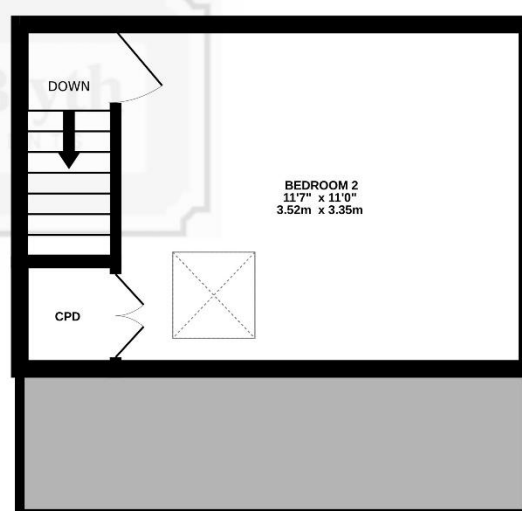
1ST FLOOR



BASEMENT



2ND FLOOR



NEW MILL ROAD

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

A SUPERBLY PRESENTED, FOUR STOREY, TWO BEDROOMED HOUSE WITH TWO DOUBLE BEDROOMS AND A LARGE DINING KITCHEN, POSITIONED WITHIN THE HEART OF THE VILLAGE, WITH THE PLAYGROUND TO THE REAR, CHURCH, SCHOOL AND TRAIN STATION JUST A SHORT WALK AWAY. THIS GOOD-SIZED, FOUR STOREY TERRACED HOME HAS ITS ACCOMMODATION SUPERBLY LAID OUT. ON THE GROUND FLOOR THERE IS AN ENTRANCE LOBBY WITH LARGE LOUNGE, STAIRCASE DOWN TO THE BASEMENT DINING KITCHEN WHICH IS OF A PARTICULARLY GOOD SIZE AND IS WELL-APPOINTED. FIRST FLOOR: HOME FOR BEDROOM ONE, A PLEASANT DOUBLE ROOM AND HOUSE BATHROOM, TOP FLOOR: HOME FOR THE SECOND DOUBLE BEDROOM WITH VELUX-STYLE WINDOW. IN SHORT, A WELL-PRESENTED, WELL PRICED, WELL POSITIONED PROPERTY, IDEAL FOR THOSE WHO REQUIRE A SIMPLE MOVE.

EPC rating: D Council tax: A Tenure: Leasehold

Offers Around £160,000

ENTRANCE

An attractive uPVC and glazed door with matching glazed over light gives access through to the entrance lobby. From here a doorway leads through to the lounge.

LOUNGE

Measurements – 16'4" x 13'4"

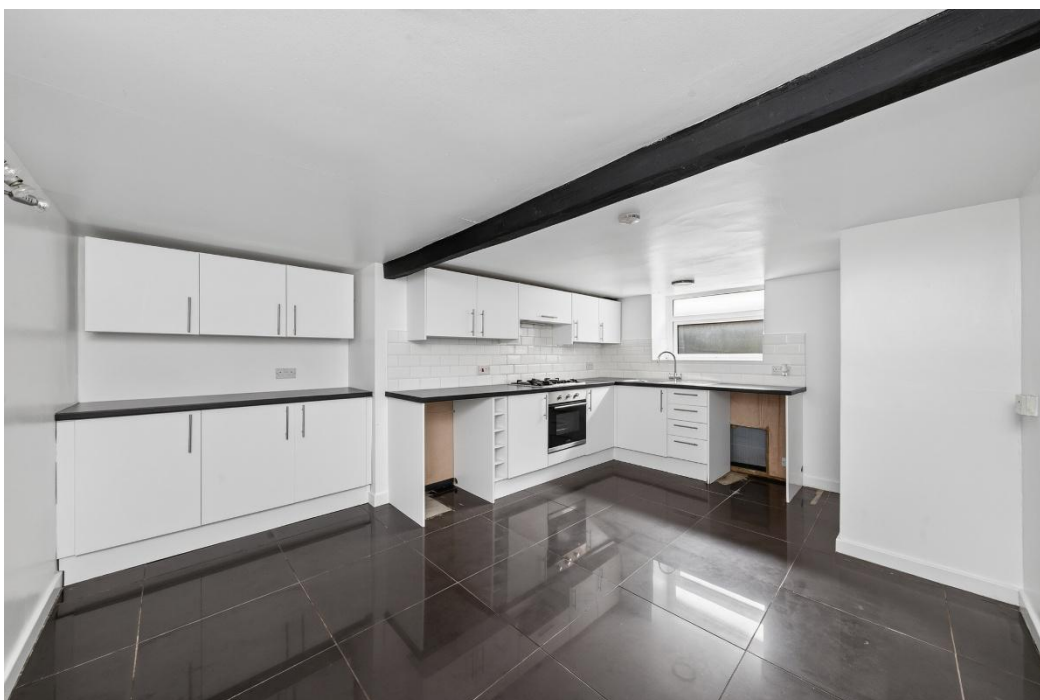
A particularly delightful, light and spacious room with good ceiling height and a large, uPVC double glazed window giving a pleasant outlook to the front. The room has four wall light points, a high standard of décor and attractive fireplace for decoration purposes only, with a high mantel. The room is also decorated with coving to the ceiling. A doorway gives access to a staircase which leads down to the basement level.



BASEMENT LEVEL – DINING KITCHEN

Measurements – 15'8" max x 13'0"

This is where the large dining kitchen is to be found. This has a ceramic, tiled floor, beam to the ceiling, it is beautifully presented, has an obscure glazed window to the front which opens to give ventilation. There are units at both the high and low level, a particularly large number of units with a good amount of working surface, decorative, tiled splashbacks to the majority, inset, stainless steel sink unit with mixer tap over, stainless steel and glazed fronted oven, stoves, five-ring gas hob and extractor fan above. There is plumbing for an automatic washing machine, space for a fridge/freezer and there is a useful understairs store cupboard.



FIRST FLOOR LANDING

The staircase from the entrance lobby rises to the first-floor landing. From here, access is gained to bedroom one.



BEDROOM ONE

Measurements – 16'5" x 10'0"

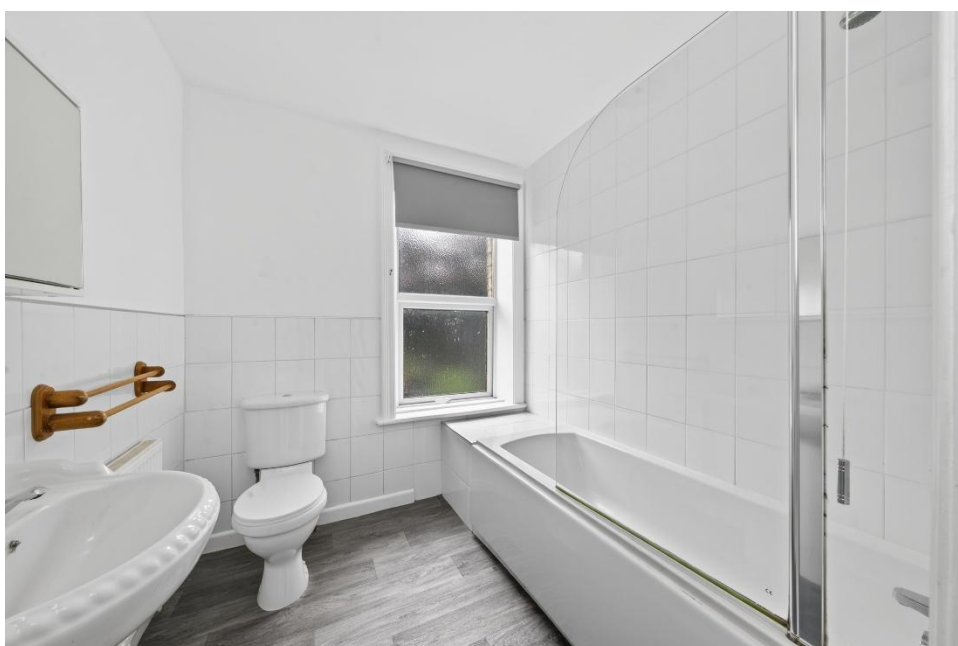
A good-sized double room with wardrobes to either side of the chimney breast. There is a large window, being uPVC double glazed, giving a pleasant outlook to the front. There is good ceiling height and two wall light points and a central ceiling light point. The property's relatively new, gas-fired, central heating boiler is to be found in the cupboard in bedroom one.



BATHROOM

Measurements – 7'3" x 7'0"

The property's bathroom is superbly presented and is particularly large and has ceramic tiling to the full height around the bath/shower area and to the half-height elsewhere, low level w.c. and pedestal wash handbasin, a good-sized uPVC window providing a good amount of natural light. The staircase rises to the top floor level, and a doorway gives access through to bedroom two.



BEDROOM TWO

Measurements – 11'7" x 11'0"

A pleasant double bedroom with Velux-style window, angled and beamed ceiling line, pleasant décor and a good-sized bulk-head storage cupboards.



ADDITIONAL INFORMATION

It should be noted that the property has gas-fired central heating and uPVC double glazing. The basement was tanked 5 years ago and has a further 20 years guarantee. The property is a back-to-back property and occupies a pleasant position within the village of Brockholes and has on street parking both to the front and rear. The property is located close to many village amenities including local shop, pub, church, school and the train station.



ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Leasehold

Local authority – Kirklees Council

Council tax band – A

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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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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

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Sunday - 11:00 to 16:00



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