



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

# Penistone Road, New Mill, Holmfirth, HD9 7DY

£835,000

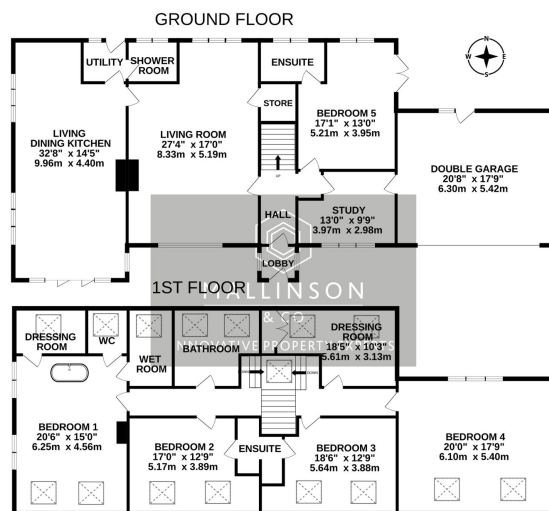
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- DETACHED FAMILY HOME
- VERSATILE GAMES ROOM
- STUNNING OPEN PLAN KITCHEN/DINING ROOM
- UTILITY & HOME OFFICE
- INTEGRAL DOUBLE GARAGE & DRIVE
- 4 / 5 DOUBLE BEDROOMS
- HIGH SPECIFICATION FIXTURE & FINISH THROUGHOUT
- 6 CONTEMPORARY BATHROOMS
- PRIVATE SOUTH FACING GARDENS
- CLOSE TO OPEN COUNTRYSIDE, HOLMFIRTH AMENITIES & TRANSPORT LINKS



SIMPLY OUTSTANDING ... AN AMAZING OPPORTUNITY TO PURCHASE THIS STUNNING FIVE BEDROOM DETACHED HOME, COMMANDING AN ELEVATED POSITION ON THE OUTSKIRTS OF THE HIGHLY REGARDED VILLAGE OF NEW MILL. THE PROPERTY HAS UNDERGONE EXTENSIVE REFURBISHMENT WITH HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT TO CREATE THIS SUPERB FAMILY HOME WITH A VERSATILE GAMES ROOM. THE PROPERTY IS SOUTH FACING WITH A DOUBLE INTEGRAL GARAGE, AMPLE OFF STREET PARKING AND IS CLOSE TO HOLMFIRTH AMENITIES, SERVICES AND TRANSPORT LINKS.



We warrant that every attempt has been made to ensure the accuracy of the floorplan contained herein. Measurements of works, materials, costs and any other data are approximate and the responsibility of the client for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any professional judgement. The client is advised to verify all measurements and specifications with the architect and/or surveyor as to their accuracy or efficiency can be given. Make well before 02/04

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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PROPERTY  
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