

283 New Mill Road,  
Brockholes HD9 7AL

OFFERS AROUND  
£280,000



RECENTLY EXTENDED TO THE SIDE AND TO THE REAR IS THIS IMMACULATELY PRESENTED AND "MOVE IN READY" THREE/FOUR BEDROOM END TERRACE WHICH BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION THROUGHOUT, A BEAUTIFULLY MAINTAINED GARDEN WITH A DECKED BALCONY AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY  
PROPERTIES



## ENTRANCE HALLWAY

You enter the property through a composite door into this welcoming entrance hallway which really does set the scene for the accommodation on offer. A staircase with a timber balustrade ascends to the first floor and a doors lead through to the living room and the dining kitchen.

## LIVING ROOM 20'8" x 13'8" max

This light and airy dual aspect reception room is well presented with neutral décor and has an inset fireplace housing a log burner with a stone hearth giving a lovely focal point to the room. There is a good amount of space to accommodate free standing living room furniture and fitted cabinetry with inset shelving provide storage. Doors open to the dining kitchen and back through to the entrance hallway.



## DINING KITCHEN 26'8" max x 14'2" max

This extended and stylish dining kitchen really is the heart of the home, boasting great entertaining space and fitted with a range of high specification dark grey gloss wall and base units, contrasting work surfaces and a composite sink and drainer with mixer tap over. Integrated appliances include a double electric oven, five ring gas hob with extractor fan over, microwave oven and dishwasher. There is space for a fridge freezer, tumble dryer and plumbing for a washing machine. To the far side of the kitchen is space for a dining table and chairs. Complimentary L.V.T flooring flows underfoot and spotlights to the ceiling complete the look. Dual aspect windows and a large Velux window floods the room with natural light. Doors lead through to the living room, ground floor W.C and the entrance hallway. An external door opens to rear raised decking.









### **GROUND FLOOR W.C 4'11" max x 4'10" max**

Situated off the dining kitchen is this useful ground floor W.C with white pedestal hand wash basin with mixer tap and a low level W.C. There is attractive tiling to the walls and L.V.T flooring underfoot.





## **CELLAR**

Accessed from the rear garden, this good size storage cellar houses the property's boiler and has power and light.

**\*\* Please note - there is restricted head height \*\***

## **FIRST FLOOR LANDING**

Stairs ascend to the first floor landing with a hatch providing access to the part boarded loft and doors lead through to three double bedrooms and the bathroom.



## **BEDROOM ONE 14'9" max x 14'1" max**

This superb double bedroom positioned at the front of the property with views over the street scene below is this beautifully decorated and has ample room for freestanding furniture. Doorways lead through to the ensuite shower room and onto the landing.

**\*\*Please note - This bedroom could be changed back to a double and a single bedroom, the door is still in situ\*\***





### **EN SUITE SHOWER ROOM 7'9" apx x 5'6" apx**

Comprising of a white three piece suite including a double walk in waterfall shower with glass screen, a large wall hung hand wash basin with mixer tap and a low level W.C. The room is partially tiled, has an obscure glazed rear facing window, chrome towel radiator, complimentary tile flooring underfoot, spotlights to the ceiling and a door leads through to bedroom one.





### **BEDROOM TWO 11'6" max x 10'4" max**

Located to the front of the property is another nicely decorated double bedroom with ample space for freestanding bedroom furniture and a fitted storage cupboard. Again with a front facing window providing views over the street scene and a door leads through to the landing.





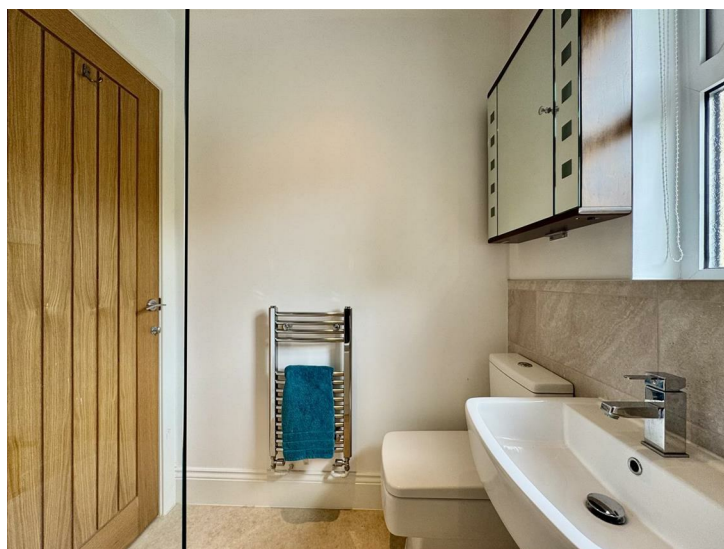
### **BEDROOM THREE 8'10" apx x 8'6" max to fitted wardrobe**

Currently used as a dressing room is this good size double bedroom located to the rear of the property with views over the garden. There is space for freestanding bedroom furniture and a door leads through to the landing.



### **BATHROOM 5'10" apx x 5'4" apx**

This modern bathroom is fitted with a white three-piece suite, including a bath with waterfall shower over with glass screen, pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled with cushioned vinyl flooring underfoot, a chrome towel radiator and spotlights to the ceiling. A rear obscure window allows light to flow through and a door leads to the landing.



### **REAR GARDEN**

This lovingly landscaped, fence enclosed garden can be accessed through from the side of the property and from the dining kitchen on to a decked balcony ideal to sit out with a lovely view of the garden below. There is a range of spaces to enjoy which includes a patio with a timber pergola offering entertaining space for Al fresco dining and barbecues. A level lawn with shale borders and flower bed borders provides space for garden furniture. A door leads to the storage cellar and the garden also benefits from a water tap.





**EXTERNAL FRONT AND DRIVEWAY**

To the front of the property is a driveway for multiple vehicles.





## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band B

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Driveway

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.



## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

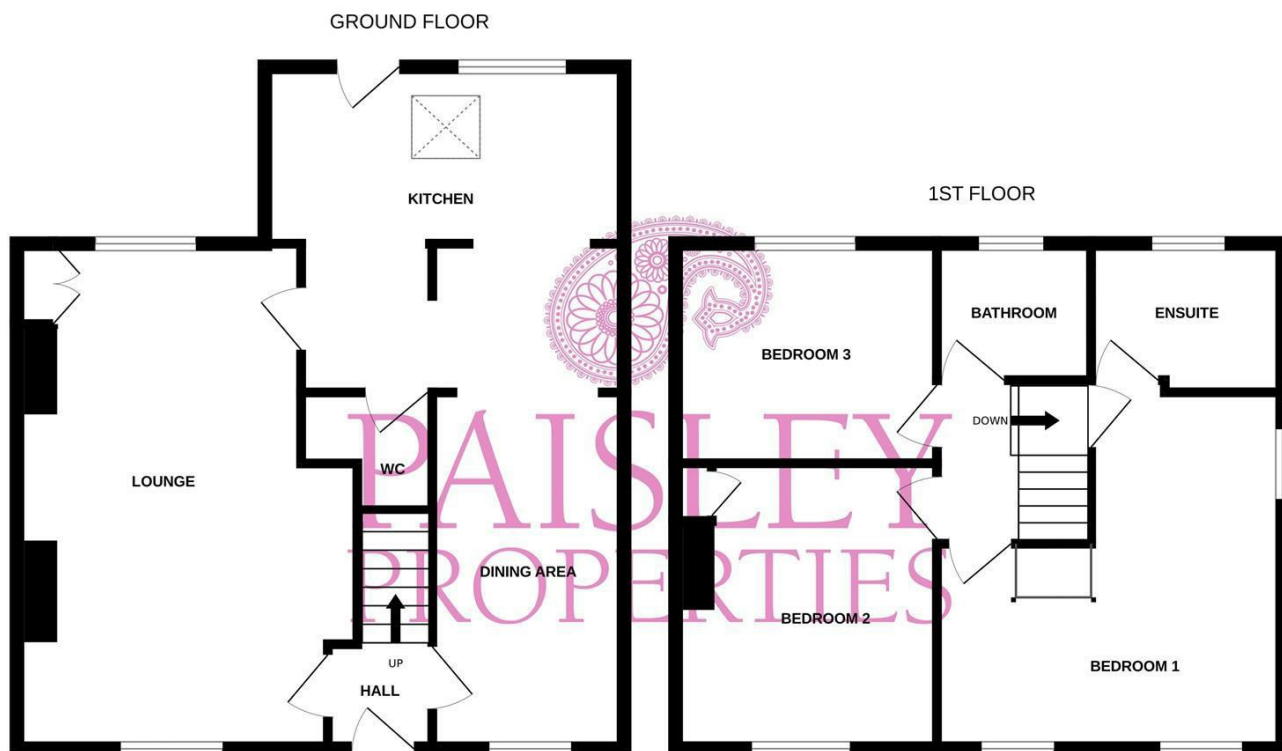
## **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

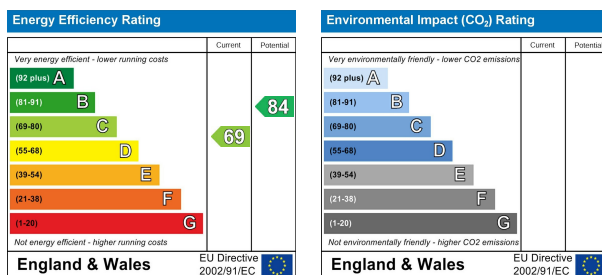
## **SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





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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[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

**Skelmanthorpe Office:**  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

**Almondbury Office:**  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

**Mapplewell Office:**  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

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