Wm Sykes & SON EST. 1866

Offers in the region of

£295,000



42 Moorbrook Mill Drive, New Mill

A well-presented and spacious three-bedroom family home in the popular village of New Mill, forming part of the Moorbrook Mill development. The property is an end of row of three and offers accommodation over three floors which briefly comprises; breakfast kitchen, lounge, ground floor WC, two first floor double bedrooms, bathroom, second floor main bedroom with en-suite. The second floor main bedroom boasts a dressing area, storage options and its own en-suite, while the two mid floor double bedrooms share a Jack and Jill style bathroom. All front facing rooms have a pleasant village outlook and to tress across the valley. Externally, there are gardens to three sides as well as a driveway and single garage to the rear.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation

GROUND FLOOR





Breakfast Kitchen





Breakfast Kitchen
12' 8" x 9' 10" max plus staircase recess
Access is gained into the property's breakfast kitchen via a double-glazed external access door with a double-glazed window to the side. To the side of the breakfast bar area and continuation into the kitchen area, there are units to the high and low level with a one and a half bowl stainless steel sink unit with mixer tap over. There is an integral fridge freezer, space for an integral dishwasher, electric oven and gas hob with extractor fan over. There are tiled splashbacks, inset spotlights to the ceiling, central heating radiator and stairs rise to the first floor. Also, at this point there is a good size storage cupboard which is home to the property's gas fired central heating boiler.



WC
Comprising a two-piece suite in white including a low-level WC and corner pedestal hand wash basin, inset spotlights, extractor fan and central heating radiator.





Lounge **15' 3" x 13' 2" max**
This good-sized living space has a twin aspect with a window to the side and double-glazed window and glazed French doors. There is a central heating radiator and adequate space for a dining table as demonstrated. There is a good size under stair storage.

FIRST FLOOR



Landing
The first-floor landing has a central heating radiator, doors lead off and stairs continue to the second floor.





Bedroom 2 13' 2" x 11' 2" max
This first floor double bedroom is located to the front of the property and enjoys views across the valley to woodland. The room has twin double-glazed windows and a central heating radiator.





Bedroom 3 13' 2" x 9' 7"
Another double bedroom located to the rear of the property, again boasting twin windows offering views to the property's rear garden and cul-de-sac beyond. There is a central heating radiator.



Bathroom 7' x 5' 6" max
The bathroom has a door through to bedroom 3 offering a Jack and Jill style bathroom facility. Comprising a three-piece suite including a low-level flush WC, pedestal hand wash basin and panel bath with shower over. There are spotlights to the ceiling, extractor fan and an obscure double-glazed window.

SECOND FLOOR

Landing
A small area which gives access directly into the main bedroom.





Bedroom 1



Bedroom 1 **19' x 13' 2" max plus dressing room recess.**

This surprisingly spacious room has a dressing area, built-in wardrobes, further under eave storage and a bulkhead storage space which offers useful storage and houses the property's hot water tank system. In the main bedroom area, there are twin double glazed Velux windows, built-in dressing table and two central heating radiators.



En-suite **7' 4" x 5' 4" max**

Comprising a low-level flush WC, pedestal hand wash basin and shower cubicle. The tiling is to ceiling height around the shower cubicle, there are inset spotlights, extractor fan and a towel rail style radiator.







OUTSIDE

OUTSIDE

A paved path runs through to the front door and extends to the side. To the side of the property there is a surprisingly good-sized paved area for outside seating and storage. A gate leads through to the property's rear garden.

The rear garden is an appealing enclosed space with wall boundaries and gates to the front and the rear. There are good-sized patio areas and a lawn area with options for an array of pots and planting as demonstrated by the photographs, and an established tree in the corner. The rear gate gives access through to the property's driveway and garage.



Garage

A single garage with an up and over door. There is no power or lighting. The garage forms part of a block with living accommodation above.

Additional Information

The property is Freehold; Energy rating TBC; Council tax band C.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

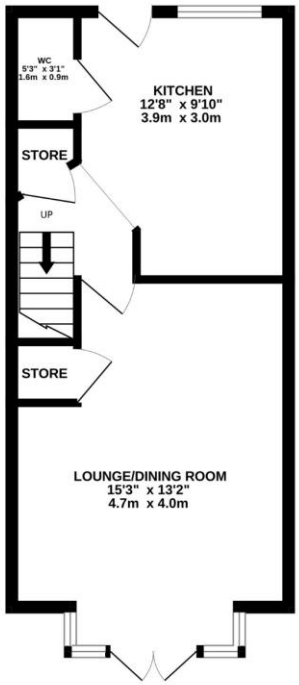
Viewing

By appointment with Wm. Sykes & Son.

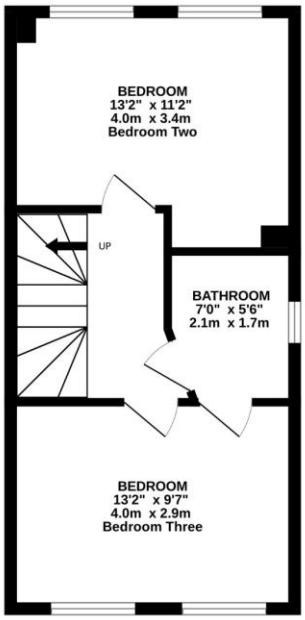
Directions

Leaving Holmfirth centre on the Station Road which becomes New Mill Road and then becomes Holmfirth Road. As you descend down the road with the recreation ground and car park on the left turn right up Greenhill Bank Road. Moorbrook Mill Drive is immediately on the left and no. 42 fronts onto Greenhill Bank Road and has the Moorbrook Mills built into the property's front wall.

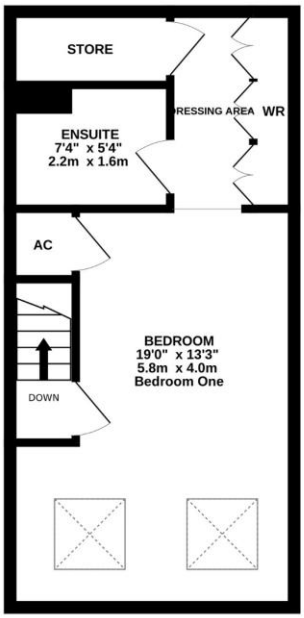
GROUND FLOOR



1ST FLOOR



2ND FLOOR



MOORBROOK MILL DRIVE

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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