



Applegate  
Properties



- Attractive stone cottage
- Two Bedrooms
- Characterful yet modernised
- Pleasant garden

## Underbank Old Road, Holmfirth, HD9 1AS

A characterful yet modernised two bedroom mid terrace cottage with gardens and elevated views close to popular Holmfirth.



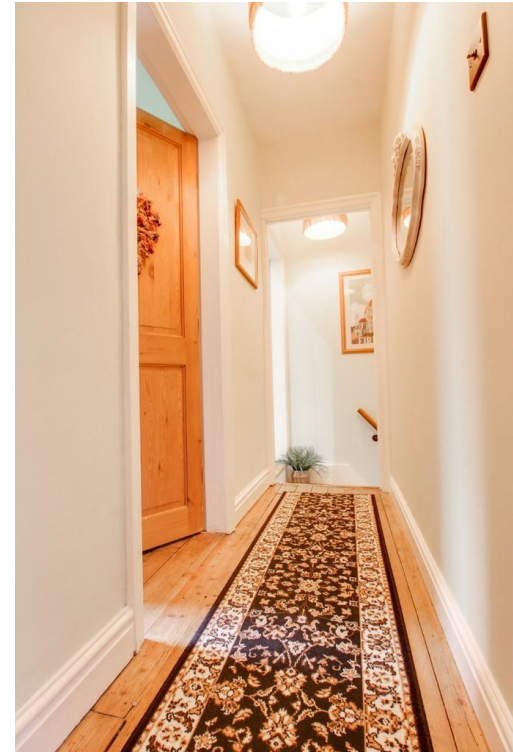


## PROPERTY DESCRIPTION

Affording characterful yet modernised and superbly presented two bedroom accommodation is this attractive stone mid terrace cottage. Being tucked away from the roadside yet ideally placed only a short distance from the popular shops, restaurants and amenities of Holmfirth, the property may suit the needs of a variety of buyers including the first time buyer or down sizer. Having gas central heating and double glazing the property briefly comprises: Entrance lobby with feature tiled flooring, cosy yet generous living room with feature stove effect gas fire set within a stone inglenook fireplace and fitted wood effect flooring, fitted breakfast kitchen having contemporary units with fitted breakfast bar, recessed spotlighting, useful under stairs pantry/store and window to rear. To the first floor a landing area with stained wood flooring leads to two bedrooms, Master having fitted wardrobes, period style radiator, wood flooring and twin windows to the front with far reaching valley views, bathroom furnished with a three piece white suite with over bath shower and screen, tiled surround and frosted window to the rear.

Externally, the property can be accessed on foot along a path from Dunford Road or from Underbank Old Road, being set away from the roadside within a small row of similar cottages having a pleasant enclosed garden (pedestrian access by neighbour) to the front with lawn, paved patio area and borders with gated access through the neighbouring cottage to the rear leading to a further small yard offering useful storage.



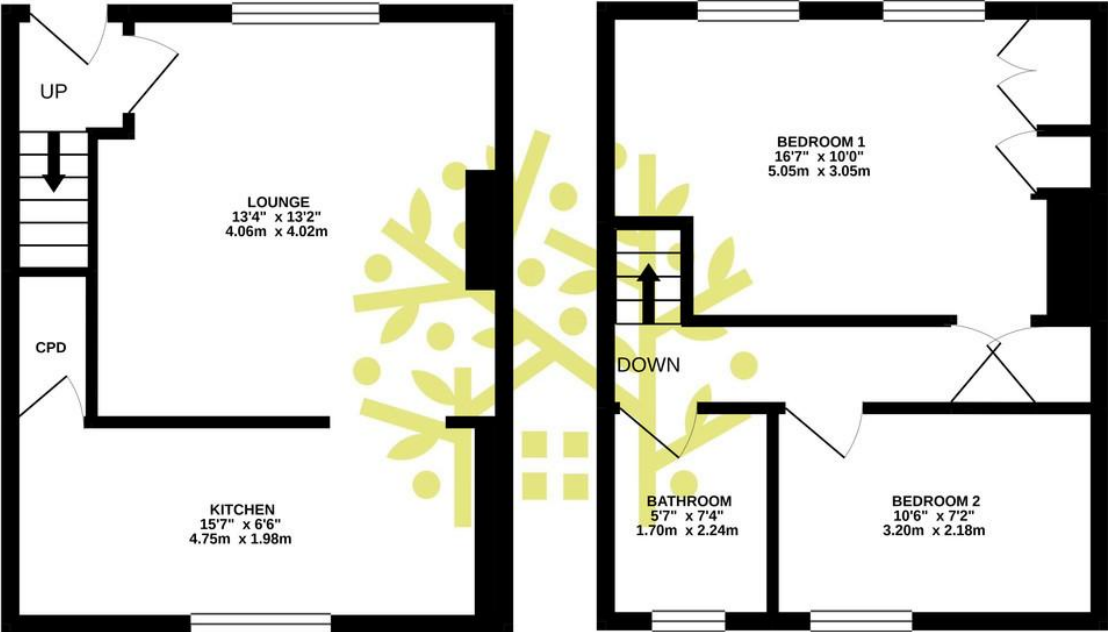




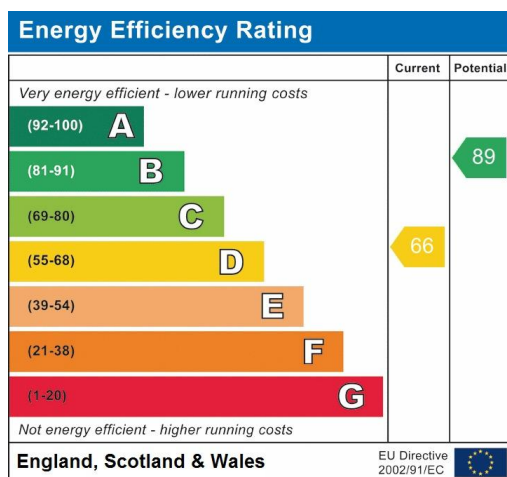


GROUND FLOOR

1ST FLOOR



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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Address:  
Underbank Old Road Holmfirth

### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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### Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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### Office Opening Hours

Monday – Friday 9.00am – 5.30pm

Saturday – 9.00am – 4.00pm

Saturday – 4.00pm – 5.30pm (reception team)

Sunday – 9.00am – 5.30pm (reception team)

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