



Applegate
Properties



- Attractive End Weavers Cottage
- Two Bedrooms
- Over Three Floors
- Superbly Presented

Underbank Old Road, Holmfirth, HD9 1EA

O/A £200,000

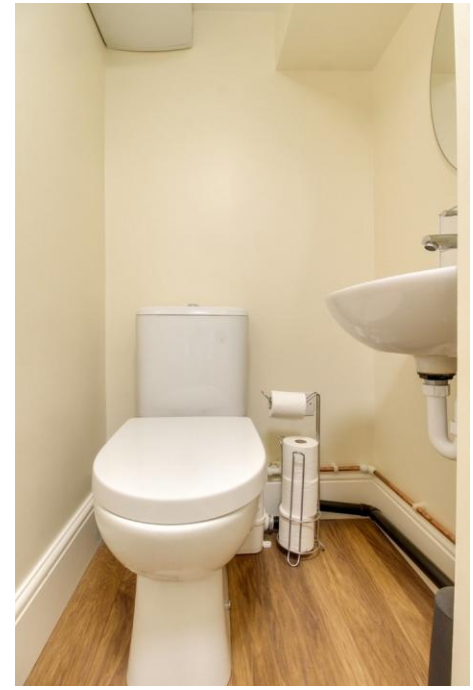
An immaculately presented and modernised yet characterful two bedroom three storey end weavers cottage with cottage garden and valley views set close to popular Holmfirth centre.



PROPERTY DESCRIPTION

Affording extremely well presented and modernised accommodation yet retaining a wealth of character including exposed beams and inglenook fireplace is this most attractive stone end weavers cottage. Occupying a pleasant, tucked away position yet only a short distance from the varied and popular amenities of bustling Holmfirth, the property may well suit a wide range of buyers including the first time buyer or down sizer. Being neutrally decorated throughout and including stylish modern fittings to the kitchen and bathroom as well as double glazing and gas central heating, the accommodation briefly comprises: generous Entrance Hallway, spacious Living Room with exposed ceiling beams and stove effect gas fire within stone inglenook surround. First Floor: Two Bedrooms, one with fitted wardrobes and Bathroom furnished with three piece white suite and over bath shower. Lower Ground Floor: Utility space with plumbing for washer, separate cloaks/w.c and impressive and spacious Dining Kitchen being fully fitted with a range of contemporary units, space for table and sofa and door to rear garden. Externally, the property has a neat gated area to the front with space for pot plants and bins. While private steps to the side lead to a most pleasant rear cottage garden with views.

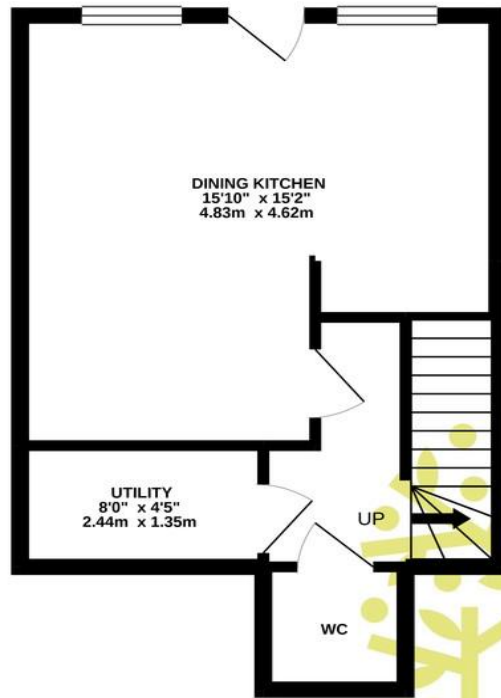
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.



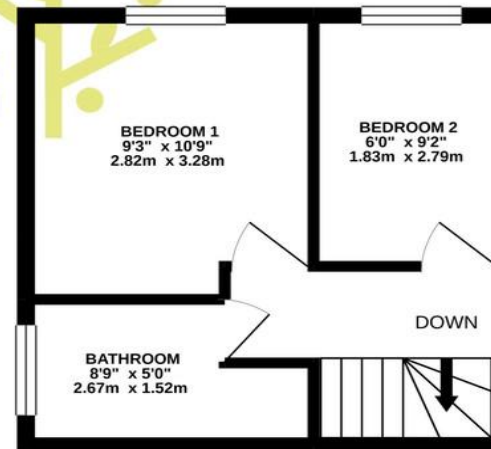




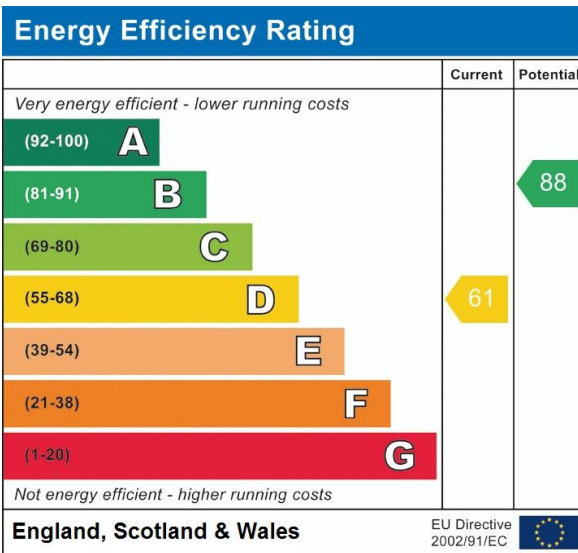
LOWER GROUND FLOOR



GROUND 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.
Made with Metropix ©2021



Address:
Underbank Old Road, Holmbridge

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.

Copyright: Drawing by Applegate Properties

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.

Copyright

Unauthorised reproduction prohibited

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)