



Applegate
Properties



- Substantial detached property
- Versatile six/seven bed interior
- Potential Annex
- B&B Opportunity

Rosewood, New Mill Road, Holmfirth, HD9 7SQ

Guide Price £600,000 - £650,000

A substantial and well-presented detached property affording versatile accommodation of at least 6 bedrooms/five bathrooms with flexible living spaces, gardens, detached garage and parking all close to regarded schools and popular Holmfirth.



PROPERTY DESCRIPTION

Affording a host of possibilities and opportunities is this substantial detached property. Being much extended from its original design and formerly used as a care home could offer potential business use (guest house etc) or be ideal for a larger or multi-generational family, with flexible options for annexed accommodation, if required. Well-presented and modernised throughout, the property stands in a good-sized plot with a large driveway to the front, lawned and paved gardens extending to the front, side and detached double garage.

This superb property may well be of interest to the family buyer, being ideally placed, only a short walk from regarded infant and high schooling as well as the varied and extremely popular eateries, shops and attractions of nearby Holmfirth.

Having gas central heating and stylish, modern fittings throughout, the accommodation briefly comprises: Side Entrance Porch, Inner Hallway with Cloakroom and guest w.c, Laundry/Boiler room, spacious open plan 36' Living/Dining/Kitchen, the living area having dual aspect and feature fireplace and kitchen being fitted with a range of contemporary units with central island, integrated appliances and walk in pantry. To the ground floor is a further second Sitting room, second Kitchen, 21' Gym/Family room and Conservatory.

Two independent staircases lead to the First Floor giving access to six double bedrooms, three being En suite and Master having further spacious dressing room and further House Bathroom.

Externally, the property has a large parking apron to the front and side leading to a detached garage with electrically operated door, with lawned gardens extending to the front, side and rear with mature hedging providing a good degree of privacy and further block paved and decked seating areas to the rear offering an ideal entertaining space.

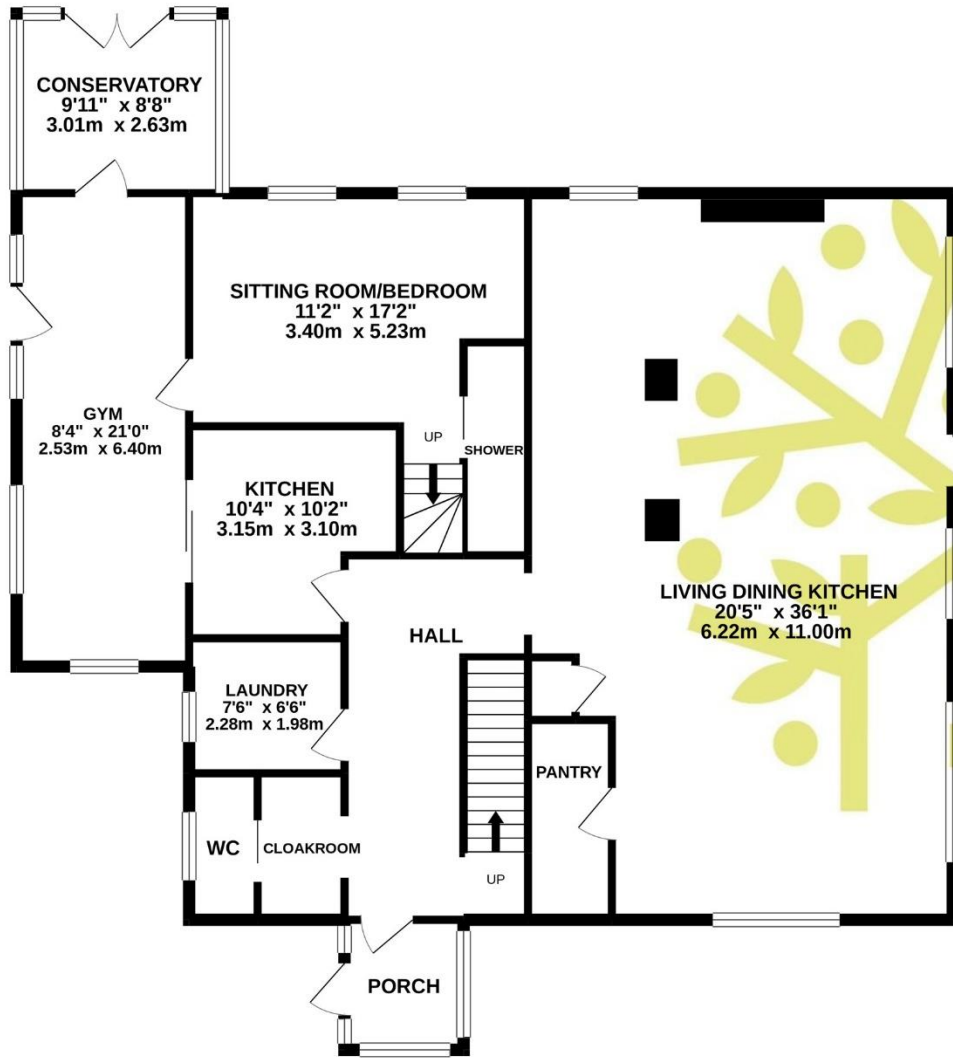
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact 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.



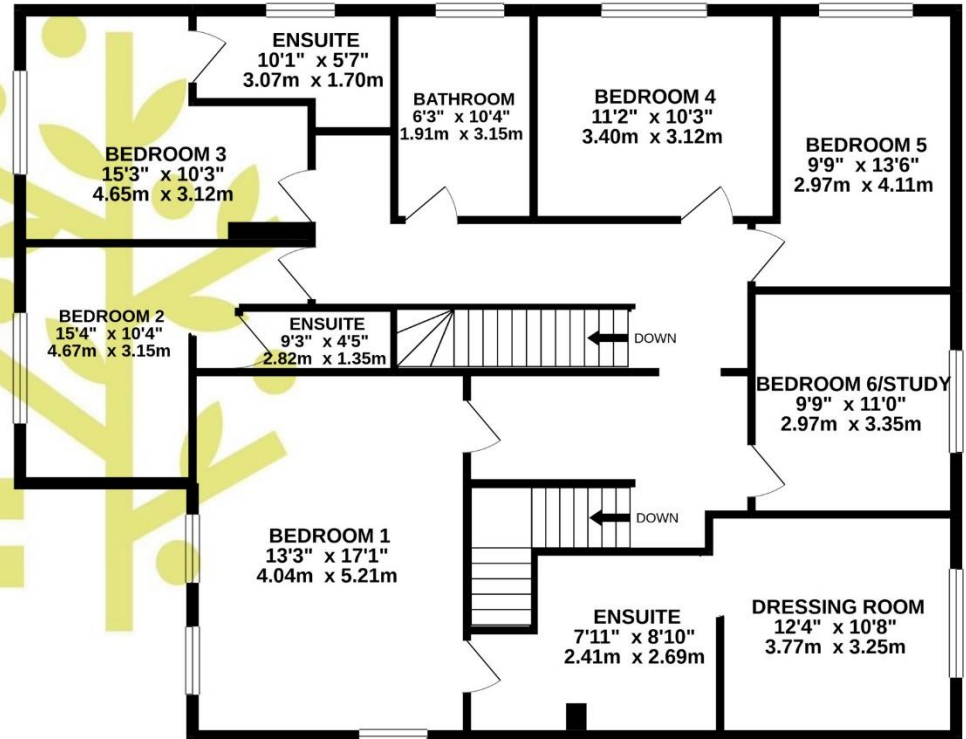




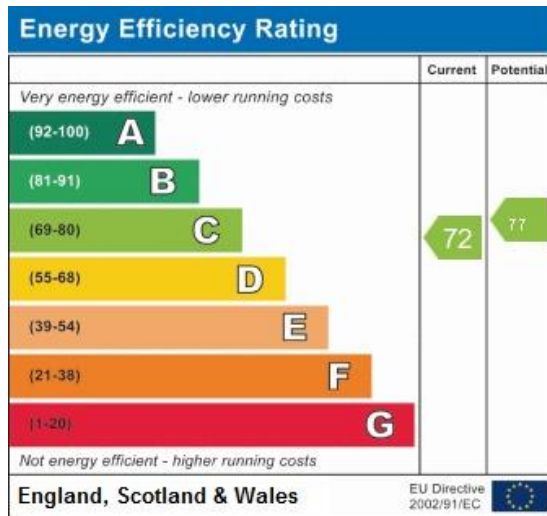
GROUND FLOOR



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:
Rosewood

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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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)