



Applegate
Properties



- -Characterful semi detached cottage
- -Arranged over three floors
- -Roof terrace with views
- -Semi rural location

Bank Cottage, Woodhead Road, Holmbridge, Holmfirth, HD9 2SA

Guide Price £210,000 - £220,000

A characterful and quirky semi detached stone cottage with panoramic rural views, spacious and versatile interior over three floors, roof terrace and useful outbuilding.



PROPERTY DESCRIPTION

A characterful and quirky semi detached stone cottage with panoramic rural views, spacious and versatile interior over three floors, roof terrace and useful outbuilding.

Occupying an enviable location on the edge of stunning countryside is this most characterful and quirky stone semi detached cottage. Affording deceptively spacious and versatile accommodation arranged over three floors, the property has been subject to recent renovations including re-wiring and just requires completion of decoration works to taste.

Having an abundance of character including stone inglenook fireplace and wood burner alongside more modern fittings, this delightful property may well suit a variety of buyers and offering easy access to the regarded villages of Holmbridge and Holme as well as popular nearby Holmfirth.

Having gas central heating and double glazing the accommodation comprises: Entrance to Dining Kitchen accessed via stable style door fitted with a range of stylish units, space for gas range cooker (by negotiation) and Belfast sink, useful under stairs pantry and open staircase, cosy yet spacious Living Room housing a log burning stove in inglenook surround.

To the First Floor a landing with views over adjoining countryside leads to two double bedrooms, one having steps with access up to an external roof terrace and Shower room furnished with a modern three piece suite with tiled surround.

Space-saver paddle steps lead up to the Master Attic space (restricted headroom in parts) having windows to front and rear with views over countryside, useful eaves storage and access to a spacious En suite bathroom furnished with a three piece suite with tiled surround including a rolltop bath and Velux styleroof window.

Externally, the property has a small buffer garden to the front with space for pot plants and further small triangle of land to the side with external access to a useful outbuilding (under roof terrace) having power, lighting and alarm.

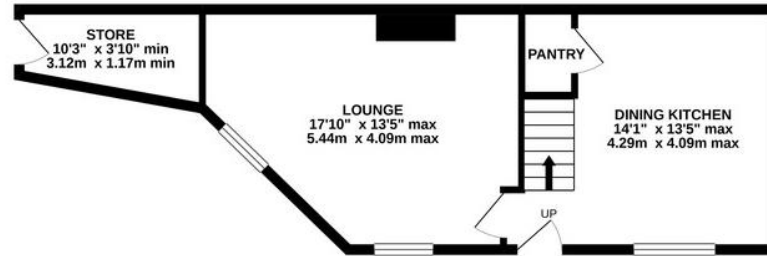
We are advised that the vendor has a low rent annual lease agreement for use of a small piece of land utilised for parking to the side of the triangle. Continuation of such may be possible but by separate negotiation with the landowner.



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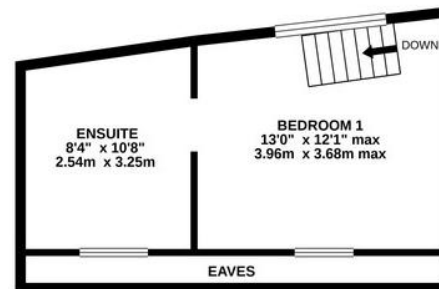
GROUND FLOOR



1ST FLOOR



2ND 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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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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Approving Your Sales Particulars

Using the information you have supplied with us, along with photography and measurements which were taken by the Applegate Properties whilst visiting the property, we have compiled a draft brochure for your approval.

Whilst we take care to comply with the Consumer Protection from Unfair Trading Regulations (2008) we cannot take responsibility for any inaccuracy, we therefore advise that adequate time is taken to check the details, measurements and photography.

Please ensure you read through the full details and make us aware of any alterations prior to signing this document.

EPC (Energy Performance Certificates)

It is a legal requirement that all property marketing material has the EPC details displayed wherever possible. Please notify us immediately if you cannot see a copy of the front page of your EPC displayed within the brochure.

Authorisation

I/We hereby authorise you to use the attached property details for marketing purposes and confirm that all the information contained within the sales particulars/brochure is true and accurate. I/We agree to update Applegate Properties should any aspects of these particulars become subject to change or alteration.

Signed

Date

Signed

Date