



Applegate
Properties



Westholme, Huddersfield Road, New Mill, Holmfirth, HD9 7JU

Guide Price £425,000 - £450,000

- Attractive detached
- Versatile three/four bed interior
- Over two levels
- Delightful gardens and parking

A most attractive and characterful 1920's detached house with spacious and versatile three/four bed accommodation, delightful gardens and driveway parking.



PROPERTY DESCRIPTION

Affording spacious and extremely flexible accommodation over two levels is this most attractive 1920's detached property. Being of particular interest to the family buyer the property has been improved and modernised in recent years yet retains a wealth of character as well as a bright and airy interior.

Being ideally placed for village amenities, regarded nearby schooling as well as stunning nearby countryside walks, this intriguing property is also well placed for popular Holmfirth and commutable for both West and South Yorkshire and Manchester.

Having gas central heating, double glazing and extensive insulation the accommodation briefly comprises: Hallway with open outer porch and turned staircase to first floor, Snug/Study or potential bedroom four with dual aspect and feature stove fireplace, Bedroom three being a double and again having feature fireplace, spacious Living/Dining room (21' long) having sliding doors to garden and door to ground floor Shower room, stunning open plan Living/Dining/Kitchen with access to useful cellar, a bright and spacious room including fitted kitchen area with granite breakfast bar, sitting dining area with vaulted ceiling and French doors to garden.

To the First Floor are two large double bedrooms with dormers and velux style windows, the larger being 31' and offering potential to split (subject to necessary consents) and House Bathroom furnished with a three piece white suite including roll top bath.

Externally, the property has generous parking to the front with established front garden, mature hedging affording privacy with espalier fruit trees and raised vegetable beds. Access to the side leads to a fully enclosed and private garden having paved and lawned areas with fruit trees, greenhouse, summer house and timber outbuildings all with power offering a variety of potential uses.

Council Tax Band: D

EPC Grade: D

Tenure: Freehold

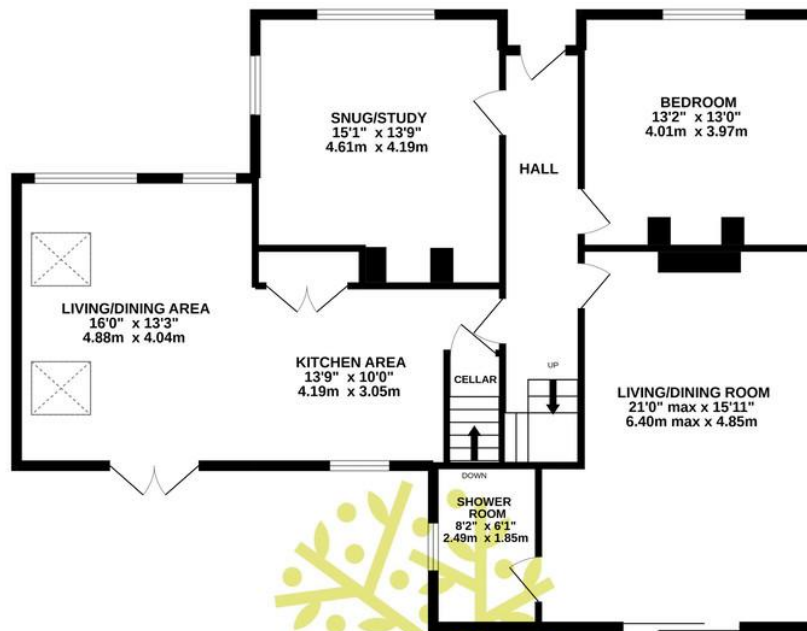
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact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







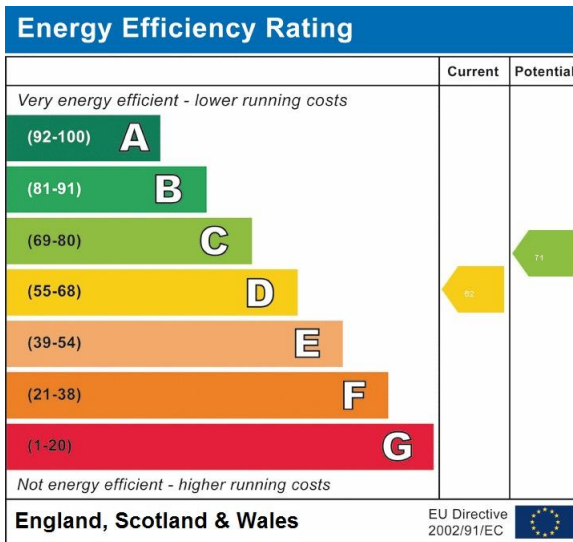
GROUND FLOOR



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:
Westholme, Huddersfield HD9 3AZ

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 – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday – CLOSED

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