



Applegate  
Properties



**Water Street, Holmbridge, Holmfirth, HD9 2NY**

**Offers in the region of £179,950**

A characterful three storey cottage with idyllic valley views affording versatile one bedroom accommodation with garden, garage and parking.

- Character cottage
- Over three floors
- Versatile interior
- Garage and garden





## PROPERTY DESCRIPTION

Occupying an enviable tucked away position with elevated views is this most characterful and well presented stone cottage. While currently affording versatile one bedroom 'upside down' accommodation arranged over three floors, the layout may well offer potential to create a second bedroom to the ground floor (subject to relevant permissions). Including a vaulted ceiling and log burner to the living areas this delightful property is ideally placed close to local village amenities as well as stunning walks and countryside on the doorstep.

Being of potential interest to a variety of buyers including the first time buyer, down sizer or holiday home/investor.

Having gas central heating and double glazing the accommodation comprises: Rear entrance to second floor bright and spacious open plan Living/ Dining/ Kitchen with vaulted beamed ceiling, kitchen area fitted with a range of modern units, living area with log burner, windows to front and rear with rooftop views and staircase to lower level.

First Floor: double bedroom with fitted wardrobes and Bathroom furnished with a three piece suite and over bath shower. Stairs lead down to the lower ground floor with lobby giving access to a useful store room/study affording a host of potential uses, a single garage with feature stone inglenook fireplace and up and over door leads out to a parking space in front. The garage and store area may offer potential to convert into living/bedroom accommodation (subject to relevant permissions and planning).

Externally, the property has a parking space to the front with lower level access to the garage. To the rear, gated access leads to a pleasant courtyard garden with steps leading up to the rear main entrance door. No vendor chain.

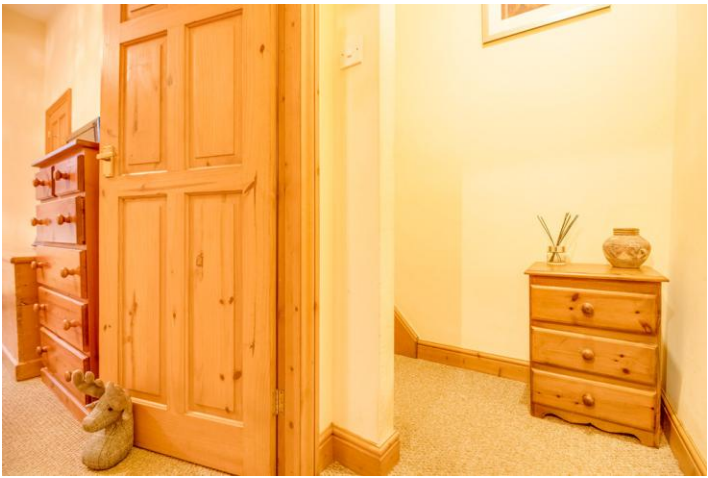
EPC: D

Tenure: freehold

Council Tax: B

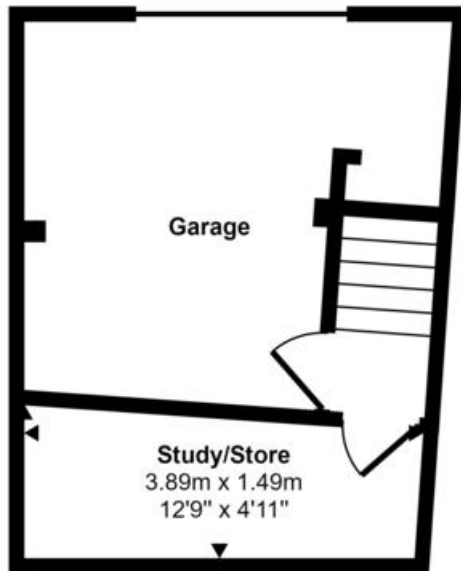
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to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



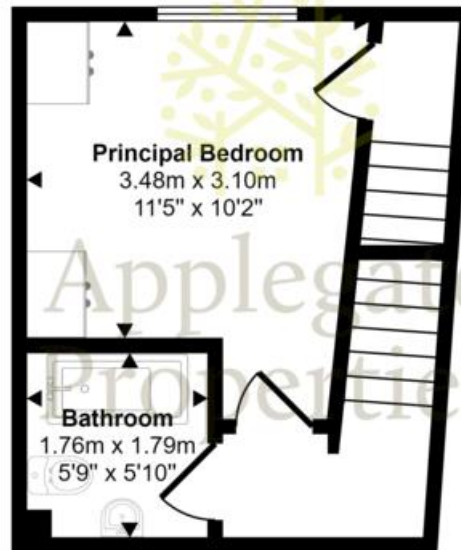




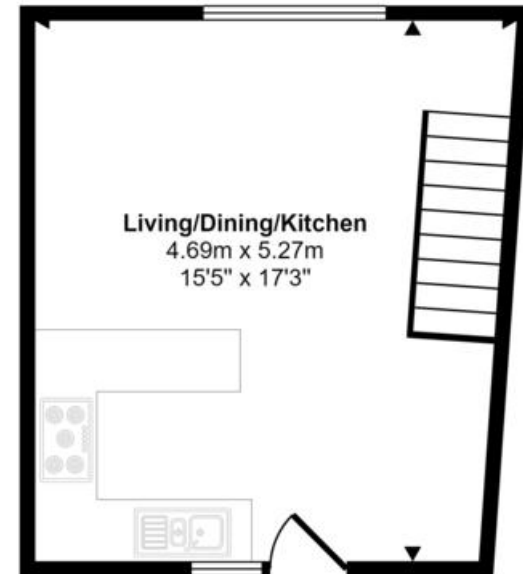
Approx Gross Internal Area  
66 sq m / 705 sq ft



Ground Floor  
Approx 21 sq m / 226 sq ft



First Floor  
Approx 21 sq m / 223 sq ft



Second Floor  
Approx 24 sq m / 255 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# EPC TO FOLLOW

## **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**

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## **Office Opening Hours**

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday – CLOSED

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