



Applegate
Properties



Choppards Lane, Holmfirth, HD9 2RE

Asking Price £135,000

Characterful two bedroom mid terraced cottage occupying idyllic semi-rural position on outskirts of popular Holmfirth. No Chain.

- Character cottage
- Two bedrooms
- Idyllic location
- No chain



PROPERTY DESCRIPTION

Occupying an enviable tucked away position on the edge of stunning countryside yet accessible for the varied and popular amenities of nearby Holmfirth is this attractive stone mid cottage.

Affording cosy yet surprisingly spacious accommodation which includes two double bedrooms, the property has Upvc double glazing, electric panel heating and neutral décor but offers excellent further potential.

Of possible interest to a variety of buyers including the first time buyer, down sizer or landlord/holiday let investor, the accommodation comprises: Entrance lobby, spacious Living Room with contemporary fireplace and electric fire, Breakfast Kitchen fitted with a range of units, downstairs storage and window to rear.

To the First Floor a landing area with over-stairs storage gives access to two generous bedrooms and Bathroom furnished with a three piece white suite with over bath shower.

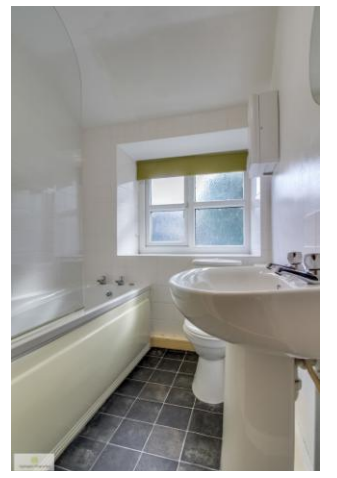
Externally, the property has a small cottage garden to the front with stone front boundary wall. No chain.

EPC: Awaiting

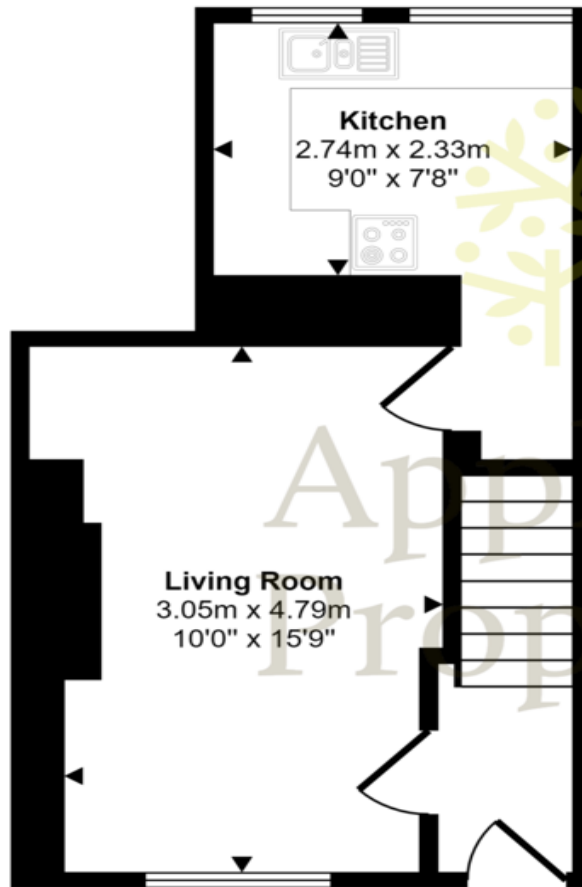
Tenure: Freehold

Council Tax Band: A

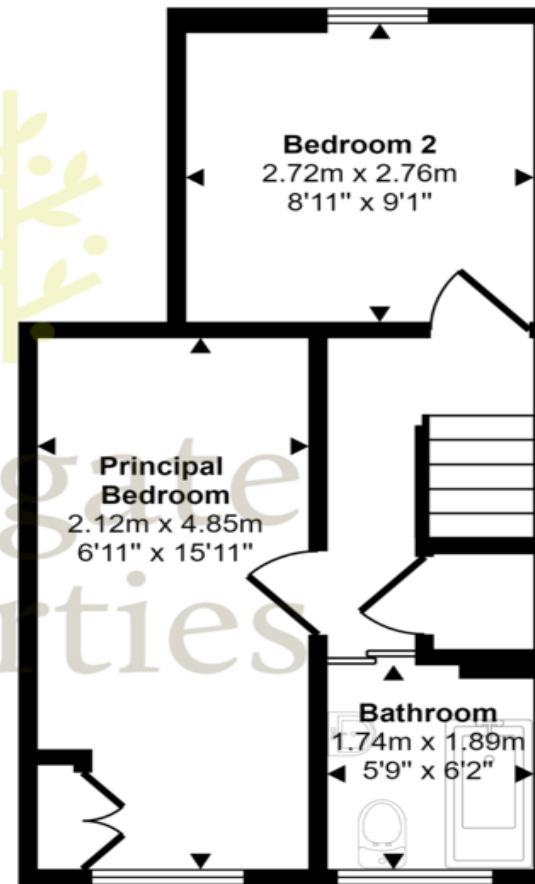
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact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



Approx Gross Internal Area
56 sq m / 603 sq ft



Ground Floor
Approx 29 sq m / 307 sq ft



First Floor
Approx 27 sq m / 295 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.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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

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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