



Applegate
Properties



- Stone detached
- Five bedrooms
- Over three floors
- Flexible family interior

Old Mill Court, Hepworth, Holmfirth, HD9 1HP

Offers over £485,000

A substantial stone built detached affording spacious and versatile five bedroom family accommodation over three levels with attached garage in pleasant courtyard within sought after village.



PROPERTY DESCRIPTION

Occupying a pleasant courtyard setting within this highly sought after village is this most attractive detached property. Affording a well planned and flexible three storey interior which includes five bedrooms, the property includes a contemporary and stylish interior and may well be of interest to the family buyer being well located for regarded local schooling village amenities and stunning countryside and walks on the doorstep.

In brief the accommodation comprises: Hallway with under stairs store and Cloaks/w.c, spacious Dining Kitchen with fitted units, integrated appliances and door to rear garden, TV/Family room affording a host of possible uses, Utility room and internal access to garage with power, lighting and remotely operated door.

To the First Floor is a spacious through Living room with solid oak flooring and French doors to Conservatory extension, itself giving access to rear garden, Guest Bedroom with fitted wardrobes and En suite w.c and Study/Bedroom Five. To the Second Floor are galleried landing with access to Principal Bedroom having fitted wardrobe space and En suite Shower Room furnished with a modern and stylish three piece white suite, Two further double bedrooms and House Bathroom again furnished with a high quality suite and tiled surround. Externally, the property is accessed via a shared Courtyard with private, block paved parking to two sides, one leading to the attached garage. Side access and steps to the side lead up to the private rear garden having raised borders, paved patio with bar-be-que area all having stunning views towards the surrounding hills.

Agents Note: we are advised that the property shares responsibility for the courtyard area with neighbouring properties with any maintenance payable on a shared basis. It is recommended that any prospective purchaser make their own enquiries prior to exchange of contracts.

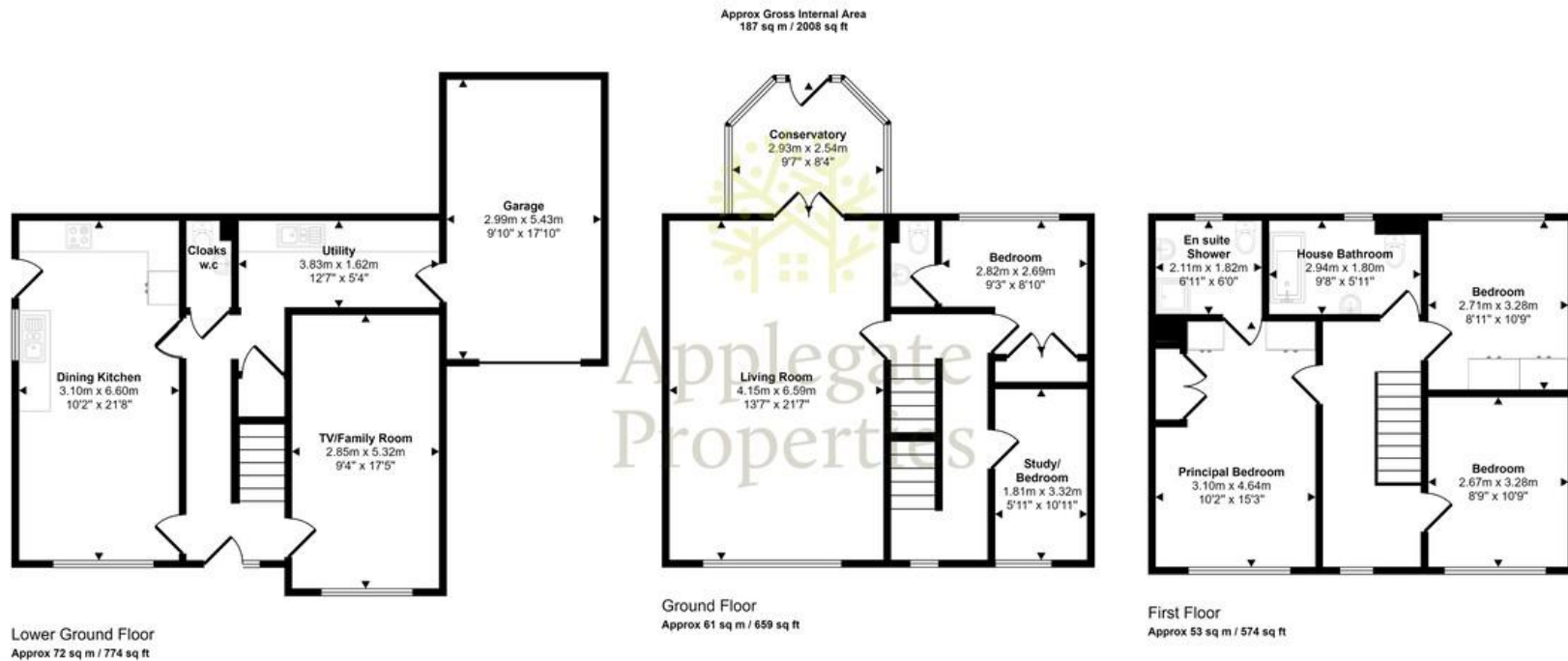
EPC: C
Council Tax Band: F
Tenure: Freehold

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 Holm firth branch. Properties cannot be classed as Sold Subject to Contract 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.









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		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	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.

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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

