



Applegate
Properties



- Cottage Over-dwelling
- Two double bedrooms
- Grade II Listed
- Characterful interior

Dunford Road, Holmfirth, HD9 2DT

Asking Price £140,000

A most characterful Grade II Listed two double bedroom over-dwelling cottage close to popular amenities of Holmfirth centre.



PROPERTY DESCRIPTION

Occupying an enviable position only a short walk from the popular and varied shops, restaurants and amenities of Holmfirth centre is this attractive Grade II Listed over-dwelling. Being of potential interest to a variety of buyers including the first time buyer or down sizer, the property is well presented throughout alongside characterful features including exposed beams and vaulted ceilings to the upper floor.

In brief the accommodation which includes modern electric heating comprises: Hallway with useful understairs store and turned staircase, spacious open plan Living/ Dining/ Kitchen including fitted units, feature stone inglenook fireplace, beams and sash style windows with views over woodland to the rear.

To the First Floor a spacious landing with roof light leads to two double bedrooms both having vaulted ceiling with exposed beams and Bathroom furnished with three piece white suite.

Externally, the property has a small area to the front with space for pot plants and bin storage.

EPC: D

Council Tax: A

Tenure: Leasehold

Leasehold: We are advised that this property is Leasehold with 977 years remaining. The current ground rent is £50 pa and the current service charge is £470 pa.

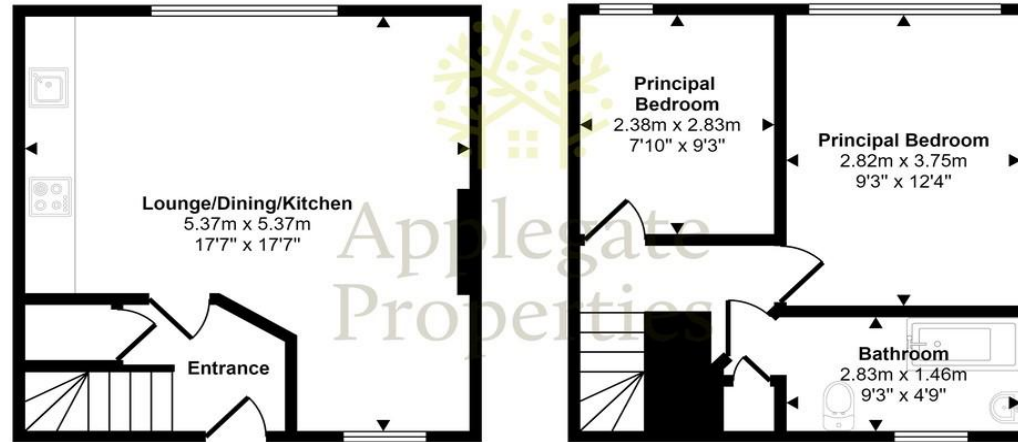
AGENTS NOTE: We believe the lease prohibits Holiday Rentals. Please contact the office to discuss further.

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
57 sq m / 617 sq ft



Ground Floor
Approx 29 sq m / 309 sq ft

First Floor
Approx 29 sq m / 308 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 | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 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

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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