



Applegate
Properties



- Barn Conversion
- Characterful interior
- Three bedrooms
- Gardens and Parking

Meal Hill Road, Holme, Holmfirth, HD9 2QQ

Asking Price £495,000

A spacious and characterful three bed barn conversion with outbuilding, generous gardens and additional approx. 2.5 acres all occupying enviable central village location with stunning rural views.



PROPERTY DESCRIPTION

Occupying a pleasant and idyllic tucked away, position close to the sought after semi rural village of Holme and nearby stunning countryside walks is this attractive stone barn conversion. Affording characterful yet modernised three bedroom accommodation which includes a wealth of period charm throughout including exposed beams and stonework, the property may well be of interest to a variety of buyers including the young family.

Standing within generous grounds including large gardens and outbuildings the property also includes an additional field of approx.2.5 acres offering a variety of potential uses.

Having LPG gas central heating and enjoying far reaching views over adjoining countryside, the accommodation includes: Entrance area with Cloaks/w.c and step up to fitted Dining Kitchen including range cooker, spacious Living/Dining room with feature arched barn window, inglenook fireplace housing log burning stove and open staircase to first floor.

To the First Floor are three double bedrooms, the Principal having dressing area and Jack 'n' Jill access to a spacious luxury Bathroom furnished with a four piece white suite including walk in shower.

Externally, the property is approached via a shared lane leading to parking to the front (advised neighbours have pedestrian access) with adjacent open barn store. To the rear can be found a generous garden with lower patio, seating area and generous lawn with walled and fenced boundaries, timber shed and gate leading to path which in turn leads to the field with further access gate (see land registry plan).

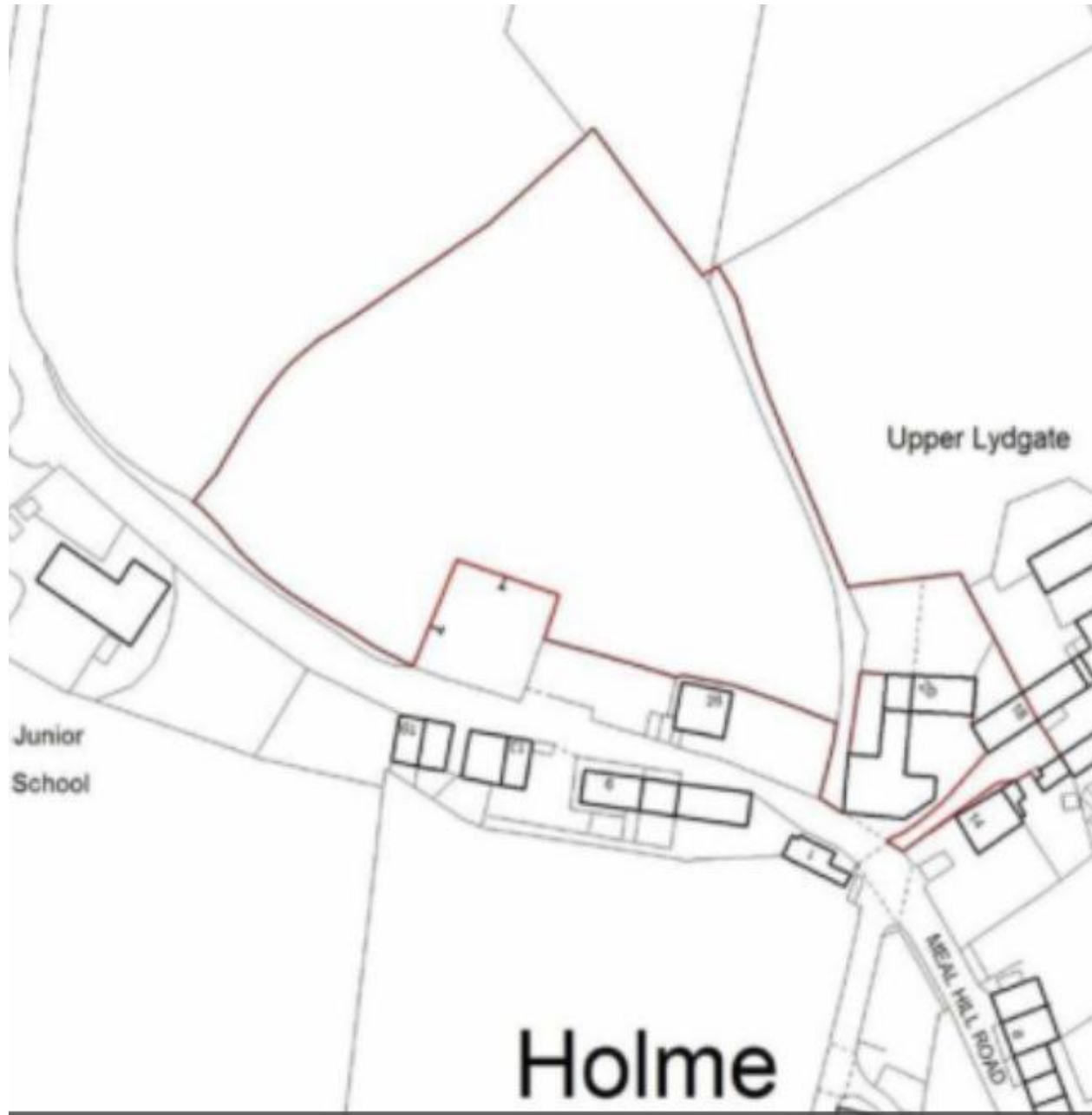
EPC: E
Council Tax: D
Tenure: Freehold

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.





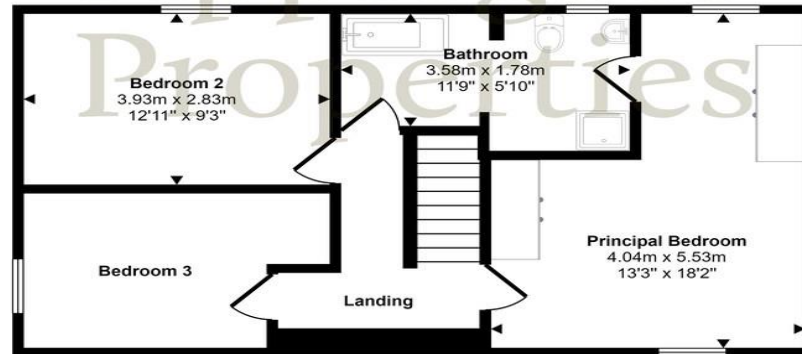




Approx Gross Internal Area
109 sq m / 1169 sq ft



Ground Floor
Approx 53 sq m / 572 sq ft



First Floor
Approx 56 sq m / 598 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		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 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