



Applegate  
Properties



- Stone Cottage
- Two bedrooms
- Private Parking
- Riverside setting

**Smithy Place, Brockholes, Holmfirth,**

**Guide Price £150,000 - £160,000**

**HD9 7AH**

An attractive two bedroom semi detached stone cottage with small garden and parking occupying riverside setting within easy reach of local train station as well as nearby amenities of Honley and Holmfirth.



## PROPERTY DESCRIPTION

\*\*\*GUIDE PRICE £150,000 - £160,000\*\*\*

Affording easily maintained and characterful accommodation is this attractive semi detached cottage. Being well presented, the property is set back from the roadside and easily accessible for local village amenities as well as regarded schooling and train station. Being of potential interest to a wide variety of buyers including the first time buyer or down sizer, the property has gas central heating and briefly comprises: Open Entrance lobby with stairs to first floor and step down to Living area being open plan to Kitchen being fitted with a range of modern units including integrated fridge/freezer, breakfast bar and window to rear. To the First Floor a landing area with loft access hatch leads to two bedrooms, both having fitted storage and House Bathroom furnished with a three piece white suite including over-bath shower. Externally, a shared driveway leads to a generous private gravelled parking area with space for outside seating and pot plants and steps down to further paved fore garden.

EPC: D

Council Tax: A

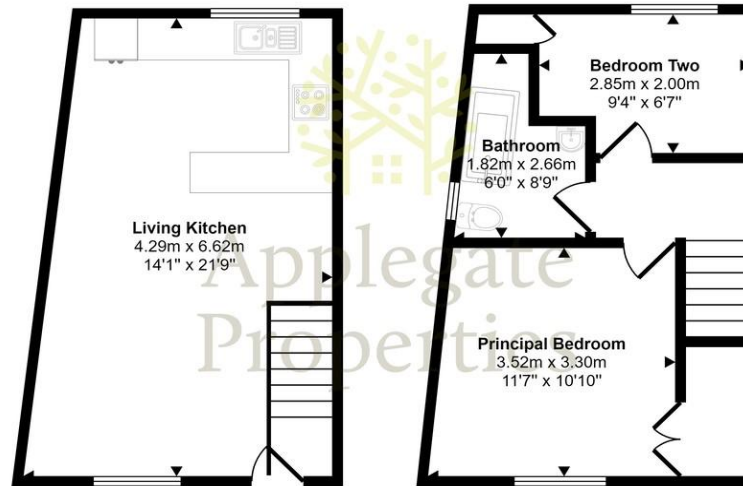
Tenure: Freehold

**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  
53 sq m / 573 sq ft



Ground Floor  
Approx 26 sq m / 277 sq ft

First Floor  
Approx 28 sq m / 297 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             |         | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 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.

### Copyright

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### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED