



Applegate
Properties



- Attractive Period semi
- Over three floors
- Three bedrooms
- Idyllic riverside setting

Hollin Brigg, Holmbridge, Holmfirth, HD9 2SD

Offers in the excess of £550,000

A most unique and spacious period semi detached affording versatile three bed accommodation over three floors with garage and gardens in idyllic backwater position on edge of popular village.



PROPERTY DESCRIPTION

Occupying an enviable tucked away position with wooded aspect and valley views on the edge of stunning local countryside is this attractive stone semi detached historic mill. This intriguing property affords flexible living space arranged over three floors which includes three bedrooms and large basement living room, the property may well be of interest to a variety of potential buyers including the family.

Being well presented throughout and having a wealth of period character including exposed beams and log burning stove, the property is well placed for local village amenities and accessible for the popular shops, schools and restaurants of nearby Holmfirth.

In brief the accommodation comprises: entrance to spacious open living/ dining kitchen with door to front, kitchen area fitted with a range of solid oak units and central island and open sitting area with feature log burning stove and doors to outside balcony seating area overlooking river.

To the first floor a spacious landing area leads to two double bedrooms and house bathroom with three piece white suite and step down to a galleried mezzanine with glazed study and library area overlooking snug and further bedroom three/office.

To the lower ground floor is a most spacious basement living room affording a host of potential uses with feature fireplace and log burning stove and access to rear garden.

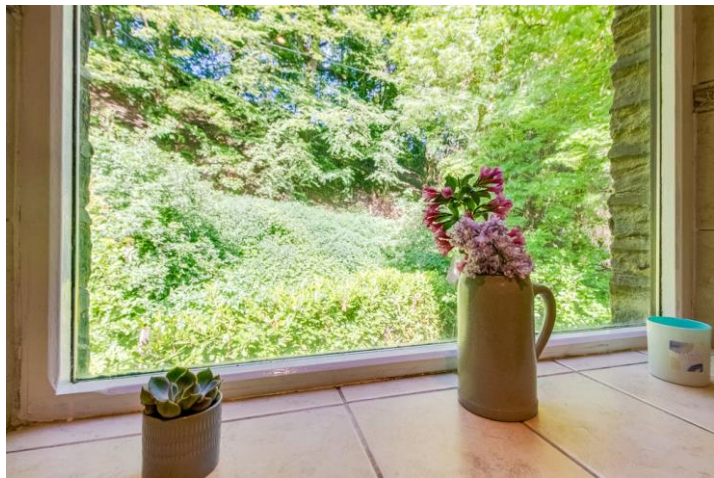
Externally, the property is approached by a shared lane with parking to the rear leading to attached garage/workshop with loft space. To the front access leads to the generous garden which includes paved and lawned areas, well stocked borders, timber shed and gate to stream with private banking and views across the valley.

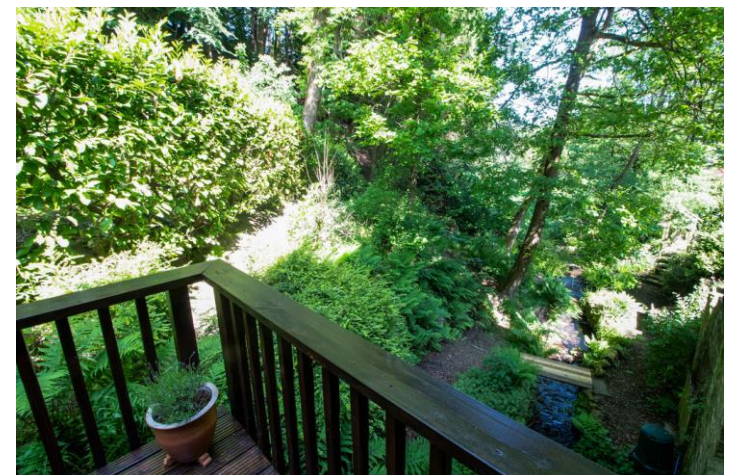
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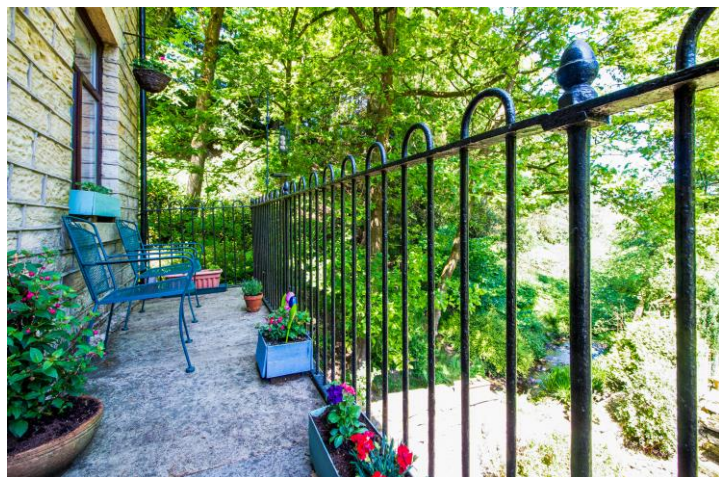
Council Tax: D

Tenure: Freehold

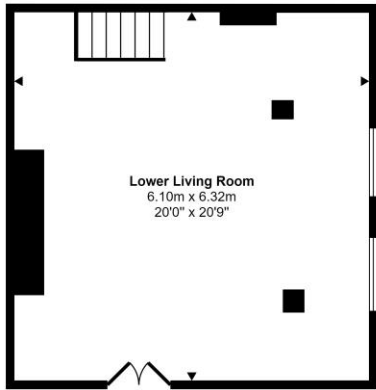
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contract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



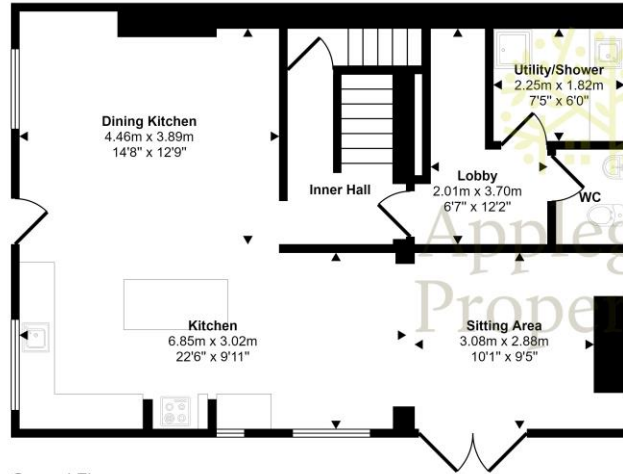




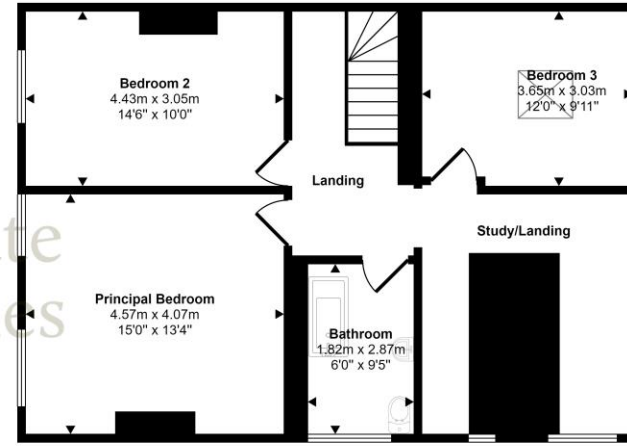
Approx Gross Internal Area
206 sq m / 2214 sq ft



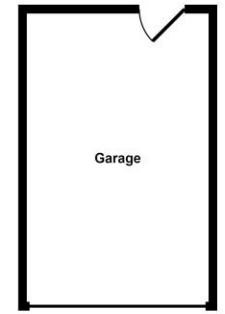
Lower Ground Floor
Approx 39 sq m / 415 sq ft



Ground Floor
Approx 75 sq m / 809 sq ft



First Floor
Approx 76 sq m / 823 sq ft



Garage
Approx 15 sq m / 167 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		83 B
69-80	C		
55-68	D	64 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.

Copyright: Drawing by Applegate Properties

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