



Applegate
Properties



- Cottage over-dwelling
- Characterful interior
- Two Beds (Potential for 3)
- Central village position

Woodhead Road, Holmfirth, HD9 2JU

Guide Price £190,000 - £200,000

An extremely characterful Grade II Listed stone cottage over-dwelling located close to centre of popular Holmfirth.



PROPERTY DESCRIPTION

Occupying an enviable position close to the centre of the highly regarded shops, restaurants and amenities of Holmfirth centre is this most attractive terraced over-dwelling cottage.

Affording a spacious and most characterful interior which currently offers two bedroom accommodation (previously three) but could readily be reconfigured to three bedrooms (subject to consents).

Being of potential interest to a host of buyers including the first time buyer, down-sizer or holiday let, the property has gas central heating and a wealth of period charm throughout including exposed beams, stone mullions and feature inglenook fireplace.

In brief the accommodation comprises: Entrance Hall accessed via an attractive leaded door having tiled flooring and turned staircase, open plan Living Room with feature stone inglenook fireplace housing stove effect gas fire, useful understairs store, windows to rear with pleasant views over river and Holmfirth beyond, being open plan to Dining Kitchen. The Kitchen area is fitted with a range of units with central island with breakfast bar and generous dining area.

To the First Floor are two bedrooms, the Principal being of particularly good size (previously two beds) having two spacious mezzanine areas (accessed by ladder), vaulted ceiling exposed trusses and bank of mullioned windows to the rear. This room could readily be partitioned back to two bedrooms (subject to relevant permissions and consents) and spacious Bathroom furnished with a period style suite with half tiled surround including high flush w.c., roll top freestanding bath and stained wood flooring. Externally, the property has a small buffer area with gated access and currently holds two permits for on street parking (charges may apply). The neighbouring property has right of access over the front buffer to access their property.

EPC: E

Council Tax: B

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.

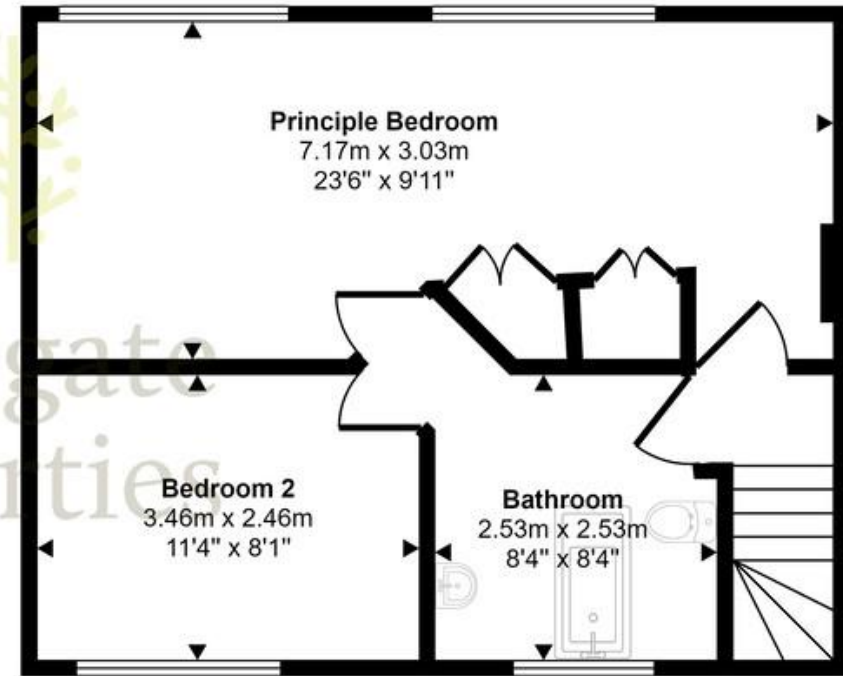




Approx Gross Internal Area
83 sq m / 895 sq ft



Ground Floor
Approx 42 sq m / 454 sq ft



First Floor
Approx 41 sq m / 440 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		
39-54	E	44 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