



Applegate
Properties



- Victorian Semi Detached
- Over Four Floors
- Four Beds plus Study
- Gardens and Garage

Cooper Lane, Holmfirth, HD9 3BP

Guide Price £500,000 - £525,000

A substantial period semi detached with gardens and garage affording versatile four storey accommodation and occupying enviable elevated position close to regarded Holmfirth centre.



PROPERTY DESCRIPTION

Commanding a sought after central village position only a short walk from the varied and popular shops, restaurants and amenities of Holmfirth is this impressive and substantial Victorian semi detached. Being sold as no chain and a vacant possession.

Affording spacious and flexible four bedroom accommodation arranged over four floors plus generous reception and potential work/studio space, this grand property may well suit the needs of the growing family.

Including a wealth of character throughout as well as generous gardens the accommodation briefly comprises: Hallway with staircase and spindled balustrade, feature plasterwork and wood flooring and stairs to lower basement level, further spacious rear lobby with cloaks storage and Sitting Room having gas stove in stone surround and walk-in bay window opening to Dining Kitchen having alcove for Range cooker, fitted farmhouse style units with granite worktops, Belfast sink and Velux style roof window, inner side lobby with access to Utility/w.c, side door and spacious Study/Snug with vaulted ceiling and windows to two sides. Stairs from the Hall lead down to a converted basement which includes full power and lighting with useful office/study, storage and hobby workroom.

To the First Floor are two double bedrooms, one of which has fitted wardrobes, Bedroom Four/Box Room and spacious House Bathroom furnished with a four piece white suite including walk-in shower and fitted vanity units.

To the Second Floor can be found a spacious Attic Room affording a multitude of potential uses having timber flooring, Velux style roof lights and door to En suite Bathroom (reduced headroom) furnished with a three piece white suite.

Externally, the property is accessed to the rear by a shared driveway with parking and timber garage (in need of repair and renovation). While to the front a private gate from Cooper Lane to a generous enclosed garden with central lawn, raised borders and upper paved patio seating with elevated views across Holmfirth.

EPC: E
Council Tax: F
Tenure: Freehold

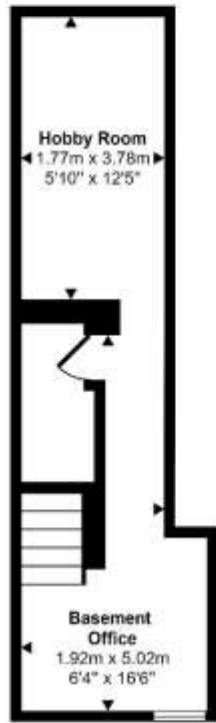
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact 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
185 sq m / 1986 sq ft

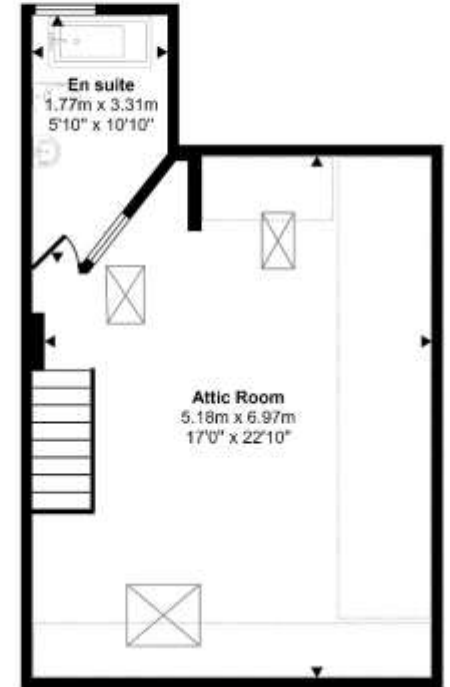


Basement
Approx 18 sq m / 197 sq ft



Ground Floor
Approx 76 sq m / 816 sq ft

First Floor
Approx 50 sq m / 538 sq ft



Third Floor
Approx 40 sq m / 435 sq ft

□ Denotes head height below 1.5m

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		73 C
55-68	D		
39-54	E	43 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

