



Applegate
Properties



- End stone cottage
- Characterful interior
- One double bedroom
- Close to Holmfirth centre

Woodhead Road, Holmfirth, HD9 2JU

Offers in the region of: £124,950

A characterful Grade II Listed one bedroom end cottage overdwelling occupying riverside setting close to popular amenities of Holmfirth centre.



PROPERTY DESCRIPTION

Occupying an enviable position close to the popular shops, restaurants and amenities of Holmfirth centre is this attractive Grade II Listed end stone cottage overdwelling. Being of potential interest to a variety of buyers including the first time buyer or down sizer, the property has been much improved yet retains a wealth of character throughout.

Having gas central heating and double glazing the accommodation comprises: Entrance to Kitchen area with fitted units, being open plan to Living Area with useful understairs storage, stone mullioned windows overlooking river. A turned staircase leads to the First Floor having a good sized bedroom and Bathroom furnished with three piece white suite with over bath shower and ladder radiator.

Externally, the property has a small enclosed area with space for pots and seating. The property also has a permit parking facility to the front of the property.

EPC: E

Council Tax Band: A

Tenure: Leasehold having approx..189 years remaining from being granted in 1990. Annual ground rent of a peppercorn.

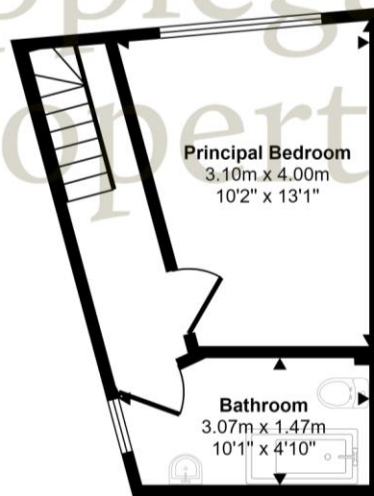
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact 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
40 sq m / 431 sq ft



Ground Floor
Approx 21 sq m / 222 sq ft



First Floor
Approx 19 sq m / 209 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		90 B
69-80	C		
55-68	D		
39-54	E	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.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED