



Applegate
Properties



- Barn conversion
- Courtyard position
- Garage and garden
- Three beds/two baths

Dogley Villa Court, Penistone Road, Fenay Bridge, HD8 0LF

Guide Price: £330,000-£340,000

A most characterful yet modernised and spacious three bedroom barn conversion with garden and garage in select courtyard setting close to Fenay Bridge, Kirkburton and wider Woodsome valley.

PROPERTY DESCRIPTION

Occupying a pleasant tucked away position away from the roadside within a select courtyard of only four properties is this most attractive stone barn conversion. Having been improved in recent years yet retaining a wealth of period charm including exposed beams and feature arched barn window, the property affords deceptively spacious and versatile accommodation. Including three bedrooms and two bathrooms the property may suit a variety of buyers including the professional couple, young family or down-sizer. Being well placed for the excellent nearby amenities of Kirkburton village, stunning local countryside, regarded schooling and Motorway access within easy reach. In brief the accommodation comprises: Entrance to open Hallway with feature turned staircase, galleried landing and useful Utility/Boot room with plumbing for washing machine. Being open plan to spacious Living area with feature fireplace and stove effect fire, French doors to garden and spacious open plan Dining Kitchen including stylish, contemporary units, integrated appliances and secondary external door. An open staircase with full height arched barn window leads to an impressive first floor galleried landing, itself giving access to three generous double bedrooms, the principal having fitted wardrobe space and En suite Shower room and further spacious House Bathroom which includes a modern three piece white suite with separate shower cubicle and fitted storage. Externally, the property is approached via a shared lane leading to a communal courtyard with single garage in block affording parking before it, full power, lighting, with a home office/studio over (ladder access) offering a variety of potential uses. To the rear can be found a fully enclosed, easily maintained garden which includes a raised decked seating area, lower garden with newly laid artificial grass, raised borders and fencing all affording an ideal entertaining space. No Vendor Chain.

EPC: C

Tenure: Freehold

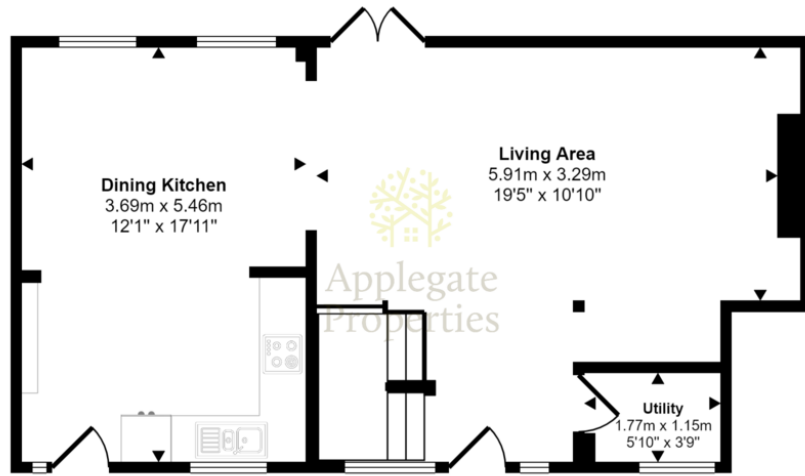
Council Tax: D

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.





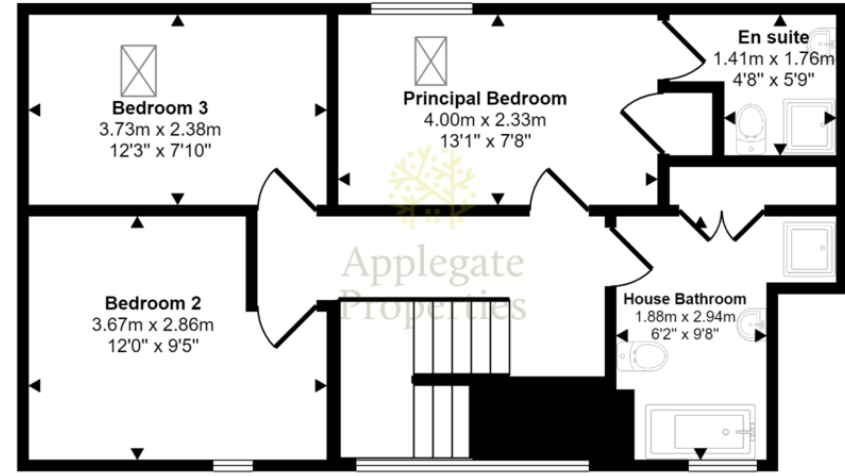




Ground Floor
Approx 53 sq m / 565 sq ft

Denotes head height below 1.5m

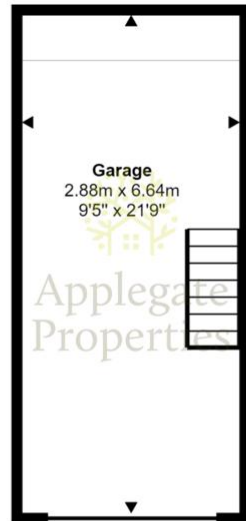
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 53 sq m / 570 sq ft

Denotes head height below 1.5m

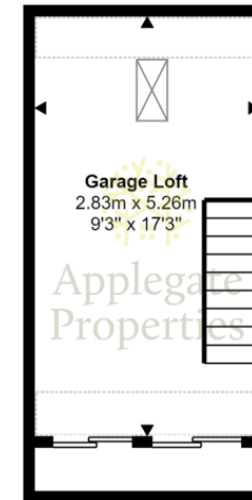
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Garage
Approx 19 sq m / 206 sq ft

Denotes head height below 1.5m

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Garage Loft
Approx 17 sq m / 181 sq ft

Denotes head height below 1.5m

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	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

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78 Huddersfield Road, Holmfirth, HD9 3AZ

www.applegateproperties.co.uk

01484 682999

info@applegateproperties.co.uk