



Applegate
Properties



- Detached period property
- Substantial family home
- Extended accommodation
- Five Beds & Two Baths

Miry Lane, Thongsbridge, Holmfirth, HD9 7SA

O/A £650,000

A spacious and extended five bedroom period detached offering characterful yet contemporary living with generous gardens and garage close to Holmfirth amenities and schooling.



PROPERTY DESCRIPTION

Discover the allure of this beautifully extended, stone-built period home, nestled in the scenic surroundings of Holmfirth. Affording versatile family living, the ground floor unveils a series of elegant spaces including a cozy living room with open fire, formal dining/sitting room, and a music room/library for artistic pursuits and large office for home working. The heart of the home is the expansive and impressive living/dining kitchen, featuring an oak frame that exudes warmth and rustic charm, complemented by the practicality of a useful vaulted cellar and further ground floor wet room/utility.

Ascending to the first floor, the property reveals five well-proportioned bedrooms, each infused with character and offering a peaceful retreat. Alongside these bedrooms, a tastefully appointed bathroom serves the needs of the household. The exterior of the home is equally impressive, with a well maintained, large two tier side lawned garden, roof top patio ideal for bar-b-ques and areas that provide a serene escape for relaxation and entertainment. Access to the front leads to generous parking and a detached garage with remote door and unique rooftop space offering stunning views of the Holmfirth landscape and adding a special touch to this remarkable property.

Situated conveniently close to top-rated schools, a sports centre with swimming pool, and the vibrant offerings of Holmfirth's shops and restaurants, this exquisite property balances historical elegance with contemporary living. It is an ideal home for families and individuals seeking a lifestyle that combines comfort, convenience, and classic charm.

EPC: D
Tenure: Freehold
Council Tax: D

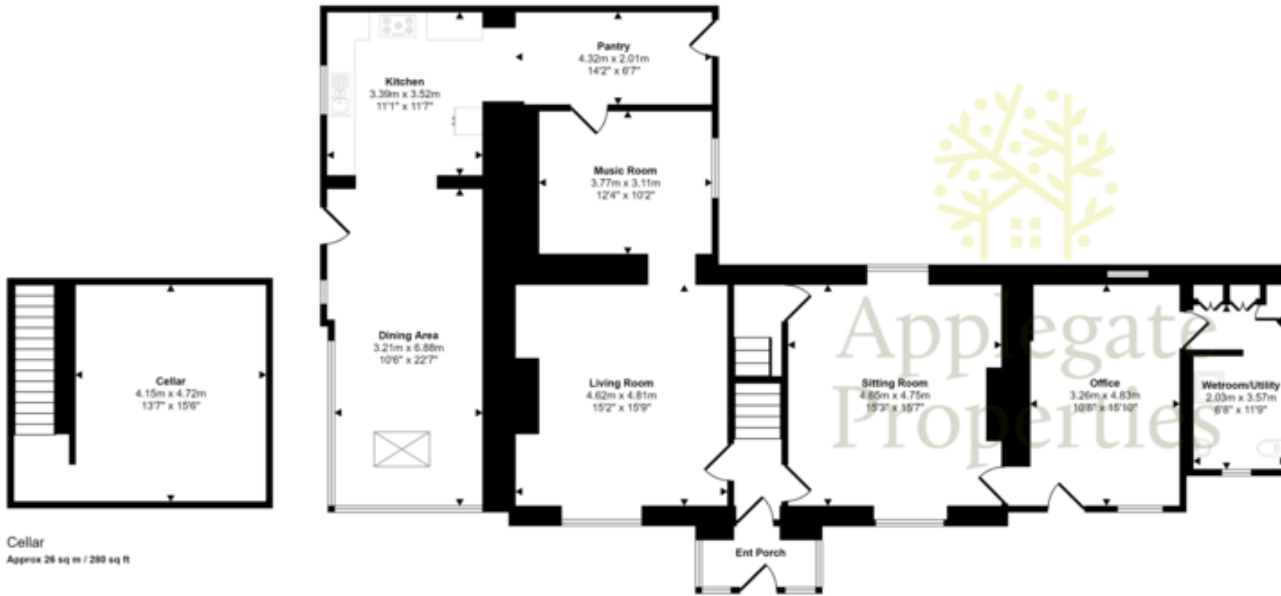
Solar Panels: the property has solar panels to the roof. Details of specific tariffs available upon request.

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.

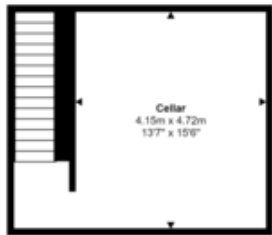




Approx Gross Internal Area
283 sq m / 3050 sq ft



Ground Floor
Approx 159 sq m / 1706 sq ft



Cellar
Approx 26 sq m / 280 sq ft



First Floor
Approx 84 sq m / 904 sq ft

Garage
Approx 15 sq m / 161 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		77 C
55-68	D	56 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.

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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