



Applegate
Properties



- Character cottage
- One double bedroom
- Parking and small garden
- Tucked away position

Sude Hill, New Mill, Holmfirth, HD9 7BS

Offers in the region of: £159,950

A truly characterful one bedroom stone mid cottage with small garden and parking in pleasant side road position close to popular Holmfirth.



PROPERTY DESCRIPTION

Affording a charming interior which may well suit the first time buyer, down sizer or holiday let is this attractive stone mid terraced cottage. Including a wealth of period features throughout including exposed beams and log burning stove, the property occupies a pleasant tucked away position away from the road side yet only a short walk from the varied shops and amenities of New Mill and the vibrant attractions of Holmfirth itself only a short drive away. The property also offers easy accessibility not only for Huddersfield but readily commutable for areas of Sheffield, Manchester and Leeds.

Currently a successful holiday let, the property is well maintained throughout, includes gas central heating and briefly comprises outer timber storm porch with log storage and attractive leaded door to Hallway having feature stone flagged flooring and decorative tiled stairs, Sitting Room which includes a log burning stove in period surround, exposed beams, window seat and access door to well kept cellar providing storage and possible further potential (subject to consents), Kitchen fitted with a range of units, tiled flooring, rear window and roof light.

A turned staircase leads to the First Floor landing with access to a generous double bedroom and spacious Bathroom furnished with a period style three piece suite including roll top bath with shower over and half tiled surround.

Externally, the property is accessed via shared lane from both Sude Hill and Penistone Road having parking space and further raised paved patio garden with hedged boundary and log store. No Vendor Chain.

EPC: D
Tenure: Freehold
Council Tax: A

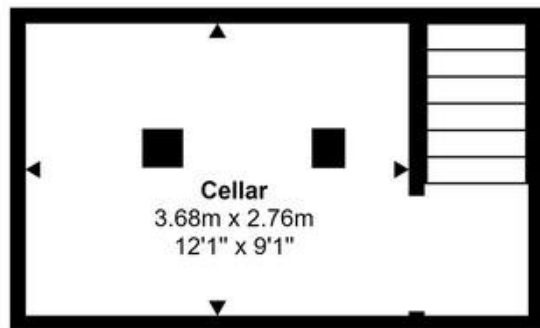
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact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



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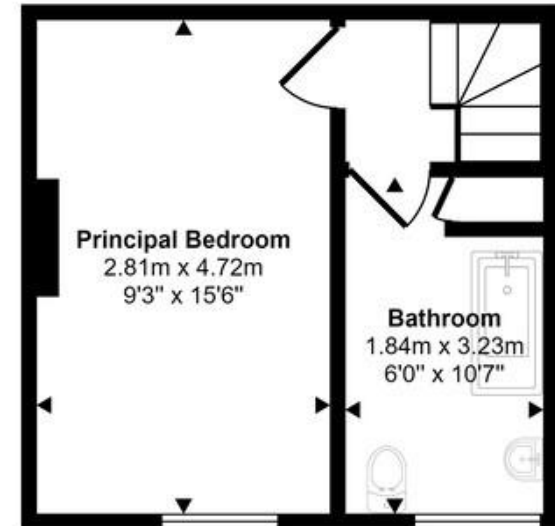
Approx Gross Internal Area
65 sq m / 696 sq ft



Cellar
Approx 13 sq m / 144 sq ft



Ground Floor
Approx 28 sq m / 306 sq ft



First Floor
Approx 23 sq m / 246 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	65 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

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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