



Applegate  
Properties



- Cottage under-dwelling
- Two double bedrooms
- Characterful yet contemporary
- Close to popular Holmfirth

**Dunford Road, Holmfirth, HD9 2DT**

**Offers in the region of: £155,000**

A characterful yet modernised Grade II Listed two bedroom two storey under-dwelling with small courtyard close to popular Holmfirth.





## PROPERTY DESCRIPTION

Occupying a convenient and sought after position close to the popular and varied amenities of vibrant Holmfirth is this attractive Grade II Listed under-dwelling cottage. While retaining a wealth of character including exposed beams and stone mullions, this delightful property has also been carefully modernised to include contemporary and stylish fittings and well planned two bedroom, two storey 'upside down/' accommodation.

Having modern electric heating, the accommodation briefly comprises: steps down to front entrance, Upper Hallway with airing cupboard and stairs to lower floor, two generous double bedrooms and Bathroom furnished with a three piece white suite including over bath shower.

To the lower floor, an external door gives access to a small enclosed courtyard and an external store. A neighbouring property has right to traverse the courtyard to access their property. From the lower entrance lobby can be accessed a Cloakroom/W.C with two piece suite and double doors leading into the spacious Living/Dining/Kitchen which includes fitted units, space for dining table, study desk area and open Living space with feature stone inglenook fireplace (decorative only), exposed ceiling beams and stone mullions to the window, further useful Laundry/Utility room with plumbing for washing machine and generous storage.

Externally, the property is approached from Dunford Road with steps down to the main entrance door and further gated steps down to the lower courtyard with externally accessed store. There is pedestrian access across this area for a neighbouring property.

EPC: Exempt

Tenure: Leasehold: We are advised that this property is Leasehold with 977 years remaining. The current ground rent is £50 pa and the current service charge is £550 pa.

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.









Approx Gross Internal Area  
62 sq m / 670 sq ft



Lower Ground Floor  
Approx 32 sq m / 339 sq ft

Ground Floor  
Approx 31 sq m / 331 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.

## EPC EXEMPT

### **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**

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.

### **Copyright**

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### **Office Opening Hours**

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED

78 Huddersfield Road, Holmfirth, HD9 3AZ

[www.applegateproperties.co.uk](http://www.applegateproperties.co.uk)  
01484 682999  
[info@applegateproperties.co.uk](mailto:info@applegateproperties.co.uk)