



Applegate  
Properties



- Barn conversion
- Deceptively spacious interior
- Characterful yet modernised
- Select courtyard setting

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

**Guide Price: £350,000-£360,000**

A hugely deceptive, characterful yet modernised three bed/two bath barn conversion with large double garage, parking and courtyard garden close to regarded villages and stunning countryside.





## PROPERTY DESCRIPTION

Occupying a select courtyard position within easy reach of regarded village amenities including nearby Kirkburton as well as accessible for Huddersfield and the Holme valley is this most intriguing mid barn conversion. Affording extremely deceptive accommodation which includes a bright and spacious interior with high ceilings and character alongside more neutral, contemporary décor the property may well suit a range of potential buyers including the young family. In brief the accommodation comprises: Hallway with open staircase, understairs store, Utility with w.c, fitted Breakfast Kitchen with door to courtyard garden being open to Dining/Sitting room and step down to spacious Living Room which includes a gas fire.

To the First Floor a bright and spacious open landing with full height ceiling, potential study space and access to three double bedrooms, the Principal being of a particularly generous size with dual aspect and En suite, and additional House Bathroom furnished with contemporary three piece white suite.

Externally, the property is located in a small private courtyard of only four properties with shared lane leading to a large double garage in block with remote door and parking before it. To the front the property has a further small, private paved courtyard garden, ideal for outside dining with gated access to the front. No Vendor Chain.

EPC: D

Tenure: Freehold

Council Tax: E

**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  
191 sq m / 2057 sq ft



Ground Floor  
Approx 76 sq m / 821 sq ft

First Floor  
Approx 80 sq m / 864 sq ft

Garage  
Approx 35 sq m / 372 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		84 B
69-80	C		
55-68	D	61 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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