



Applegate
Properties



- End stone cottage
- Three bedrooms
- Modernised throughout

Farm Cottage, Heys Road, Holmfirth, HD9 7SF

Offers in the region of: £280,000

A fully modernised, yet characterful and spacious stone three bedroom end cottage and parking close to Holmfirth and regarded schooling.



PROPERTY DESCRIPTION

Affording a contemporary interior which includes modern fittings and neutral décor throughout alongside more characterful features such as exposed beams and log burning stove is this attractive stone end cottage. Offering surprisingly spacious accommodation which includes three bedrooms, two bathrooms and generous semi-open plan living space, the property may well suit a variety of buyers from the down-sizer to the young family.

Being well placed only a short walk from regarded schooling as well as the popular and varied amenities of nearby Holmfirth, the accommodation comprises: Entrance with composite style entrance door, open plan Living/Dining room with feature log burning stove in stone surround, useful open study space and generous Dining Kitchen fitted with a range of contemporary and stylish units and integrated appliances.

To the First Floor a spacious landing space gives access to three good sized bedrooms, the Principal having an En suite Shower room and further House Bathroom, both furnished with modern three piece suites.

Externally, the property has access to the front with stone wall buffer and a large paved and gravelled side affording off street parking and currently housing a storage shed. The property also has an additional adjacent gravelled and paved area offering space for bins and a further potential parking space. Both spaces offer potential for parking, external storage or outside seating depending on needs.

No Vendor Chain.

EPC: D

Tenure: Freehold

Council Tax: B

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.





Approx Gross Internal Area
84 sq m / 903 sq ft



Ground Floor

Approx 42 sq m / 452 sq ft

First Floor

Approx 42 sq m / 451 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		87 B
69-80	C		
55-68	D	63 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