



Applegate  
Properties



- Character cottage
- Three bedrooms
- Stylish modernised interior
- Grade II Listed

**South Street, Holmfirth, HD9 1QH**

**Offers in the region of £285,000**

A characterful yet modernised three bedroom end Grade II Listed cottage set in heart of picturesque Holmfirth village.



## PROPERTY DESCRIPTION

Set down a pleasant side road in regarded Wooldale village, this Grade II listed 3-bedroom end cottage seamlessly combines traditional charm with modern amenities including gas central heating. Being ideally placed for village amenities including popular pub, shop and regarded schooling as well as stunning countryside and walks on the doorstep.

Entering the spacious living room features a stove effect fire in a stone inglenook fireplace and exposed ceiling beams, with access to a spacious utility cellar. The stylish breakfast kitchen includes integrated appliances, a feature larder store, and a breakfast bar. A turned staircase leads to three double bedrooms, the principal with vaulted ceilings and fitted storage, and a bathroom with a three-piece suite and over-bath shower.

Externally, the property boasts a small paved frontage and a useful stone outhouse store opposite. With its blend of character and contemporary features, this home offers a unique living experience in a desirable location.

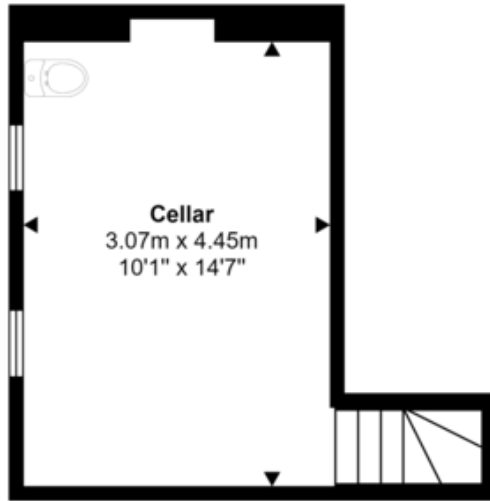
EPC: Exempt  
Council Tax: C  
Tenure: Freehold

**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.

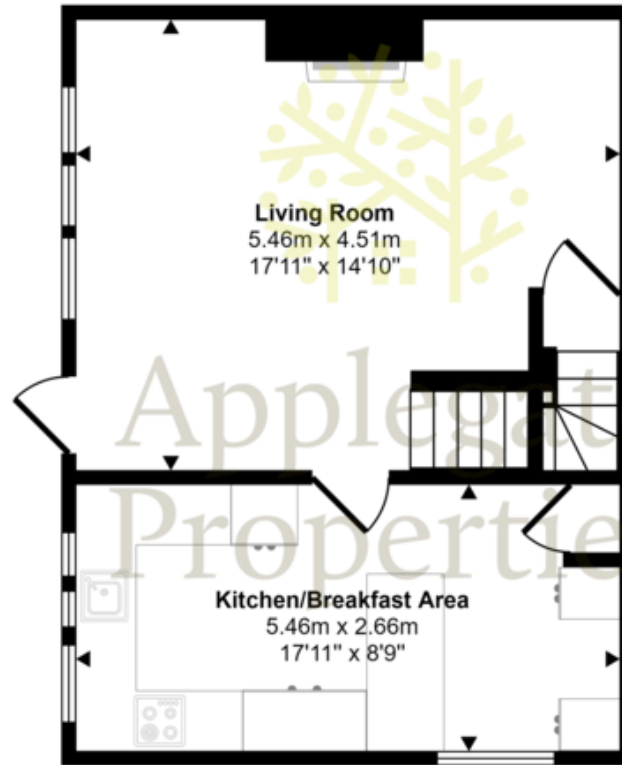




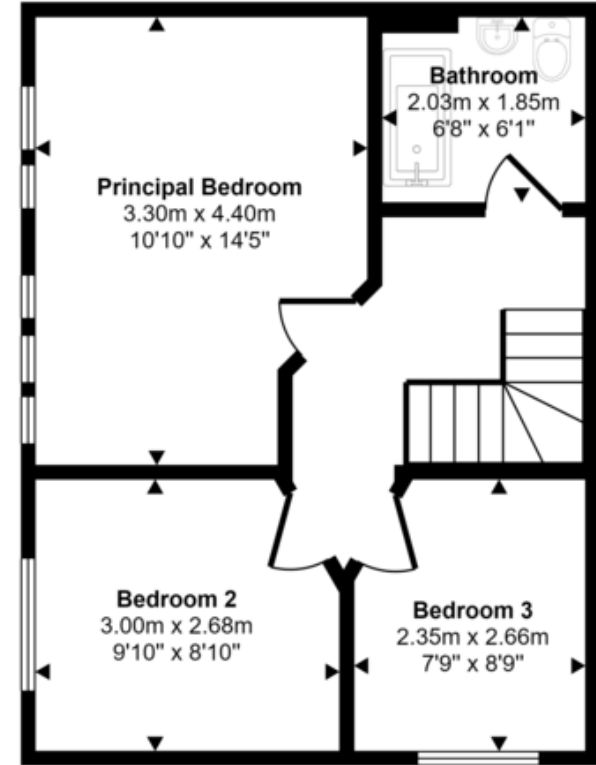
Approx Gross Internal Area  
95 sq m / 1025 sq ft



Cellar  
Approx 16 sq m / 167 sq ft



Ground Floor  
Approx 40 sq m / 428 sq ft



First Floor  
Approx 40 sq m / 429 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.

Copyright: Drawing by Applegate Properties

## 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

Unauthorised reproduction prohibited

## Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

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)