



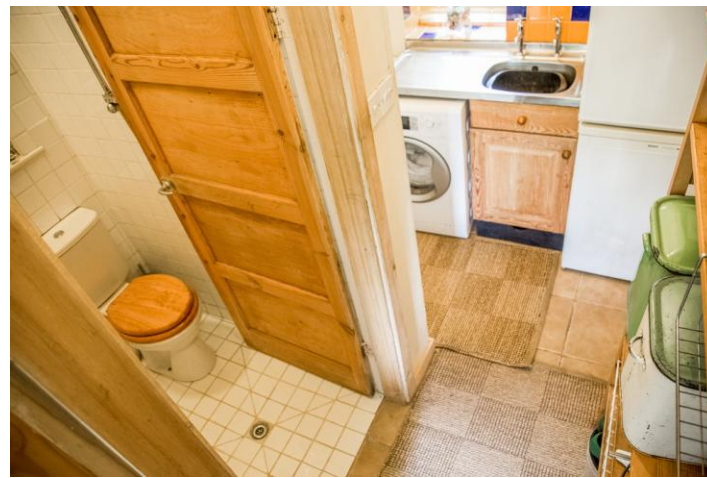
Applegate
Properties



- Extended semi detached
- Large Gardens
- Ideal for young family
- Cul-de-sac position

Holmclose, Holmbridge, Holmfirth, HD9 2NJ Guide Price: £270,000 - £275,000

A most deceptive and characterful three/four bedroom semi detached arranged over three floors with extensive gardens, attached workshop and valley views on popular cul-de-sac within regarded Holmbridge village.



PROPERTY DESCRIPTION

Located in the heart of Holmbridge, on a tree lined cul de sac, is this extended semi-detached. Occupying a pleasant south facing semi rural village location, and being retro fitted with numerous eco house credentials, including high levels of insulation. It sits in a wildlife landscape garden surrounded by the Pennine hills. Entrance to the property is through the front garden with birch trees. The lounge has a feature fireplace and leads into a timber conservatory that affords an extensive view over the garden and the Pennine landscape beyond. The large kitchen diner, complete with timber bi fold doors is perfect for family gatherings, while the utility room and wet room adds convenience. The first floor has bathroom with curved wall, 2 south facing double bedrooms and one single bedroom on the front. Further stairs lead up to the Attic bedroom and study space on the 2nd floor, with several skylights that give an all round view of the Pennine landscape. The workshop, with mezzanine floor runs the depth of the house and has scope for diverse use. The porch on the north side, conservatory and side extension, add all round insulation to the property. The long back garden leads the eye into the landscape beyond and has boundaries with native shrubs and trees that create a very effective biodiverse habitat as well as shelter and privacy. With stunning views, easy access to local schooling, a regular bus service right outside, right on the edge of the Pennines with walking opportunities on the doorstep this property has much to offer.

AGENTS NOTE: The main part of the property is insulated by cavity wall insulation and extra dry lining insulation on north facing external walls, in addition to passive solar heating from the conservatory.

Material Information: We understand that this property is connected to mains water and drainage, mains electricity and gas.

EPC: C

Tenure: Freehold

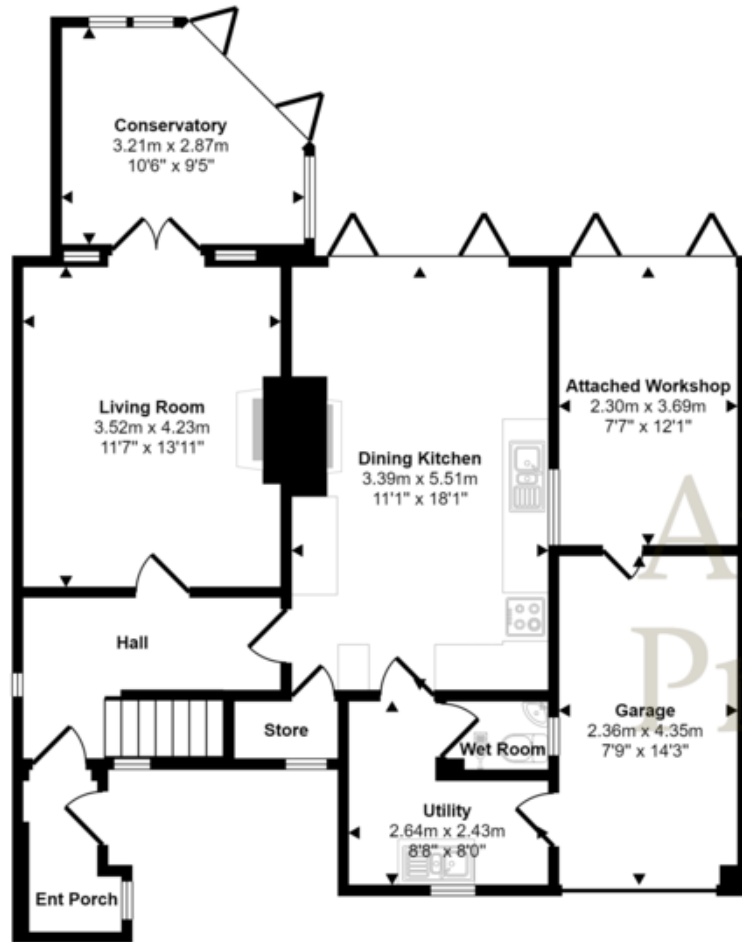
Council Tax: B

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 Holm firth 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
159 sq m / 1709 sq ft

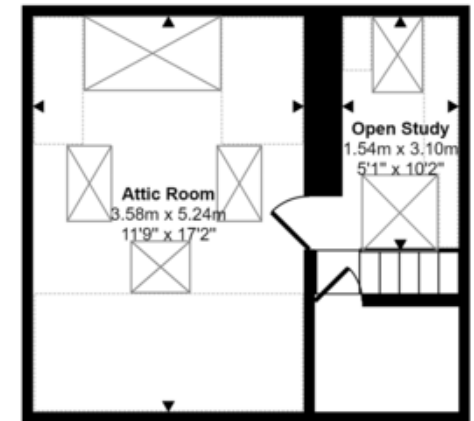


Ground Floor
Approx 82 sq m / 881 sq ft

☐ Denotes head height below 1.5m



First Floor
Approx 47 sq m / 511 sq ft



Second Floor
Approx 30 sq m / 318 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		
69-80	C	70 C	79 C
55-68	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

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.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED