



Applegate  
Properties



- Dormer style detached
- Four bedrooms
- Extended and renovated in recent years
- Large elevated plot

**Yew Tree Lane, Holmbridge, Holmfirth, HD9 2AG**

**Offers in the region of: £549,950**

A thoughtfully extended and recently renovated four bedroom dormer style detached with garage and large gardens occupying enviable elevated side road position with views over Holmbridge.





## PROPERTY DESCRIPTION

Nestled in an idyllic semi rural setting along a pleasant country lane with elevated views over Holmbridge and the surrounding countryside is this hugely deceptive four bedroom dormer style property. Being thoughtfully and extensively renovated and remodelled in recent years this stunning property now offers spacious and flexible two storey accommodation with bedrooms to both levels for versatile family living.

Being presented throughout to a high standard with contemporary and stylish fittings throughout, this most impressive home includes gas central heating, double glazing and sits only a short distance from the popular amenities of Holmbridge village with the wider regarded shops, restaurants and schooling in nearby Holmfrith.

In brief the accommodation includes; a spacious Hallway with stylish glass and timber open tread staircase, Sitting room with feature multi-fuel stove, Ground Floor Double Bedroom, Shower room with modern three piece suite, spacious open plan Living/Dining Kitchen with large kitchen island, fitted units and skylights and generous Utility room with door to rear.

To the First Floor are three further good sized bedrooms, all with storage, a walk in fitted dressing room and House Bathroom with three piece suite including bath.

Externally, the property is elevated from the roadside with lower level large detached garage with roller door and side door and parking before it. A further driveway leads up to the property providing additional parking while terraced paved gardens extend to the front include a stunning roof terrace with glass balustrades and views across the valley. To the rear are generous sloping gardens being mainly laid to lawn with large timber workshop/store, greenhouse and views over adjoining fields to the rear and across the rooftops towards the Holme Valley.

EPC: C

Tenure: Freehold

Council Tax: B

**MATERIAL INFORMATION:** We understand that this property is connected to mains water and drainage, mains electricity and gas. The property also occupies an elevated plot with several steps to front and rear.

**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 Holmfrith 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.



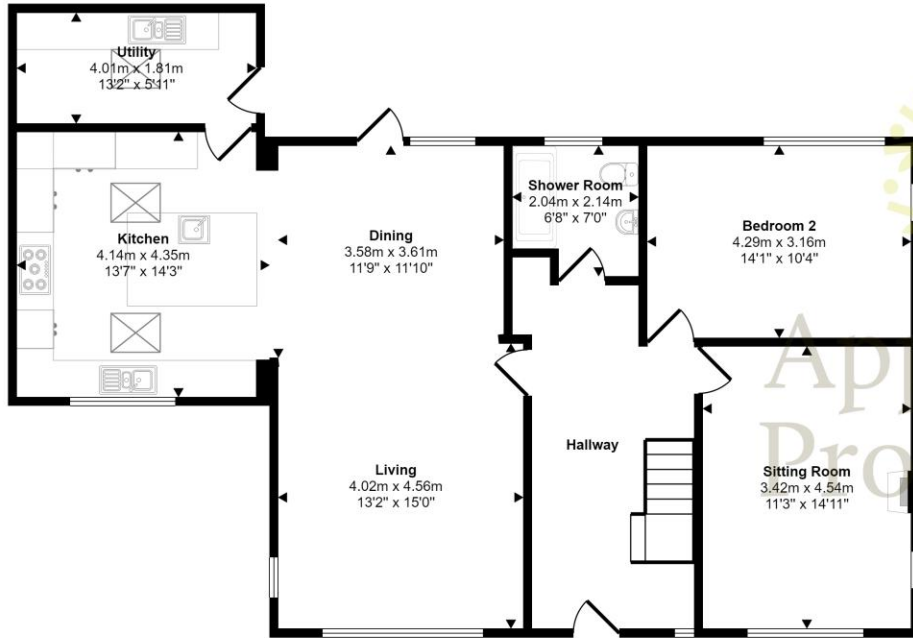






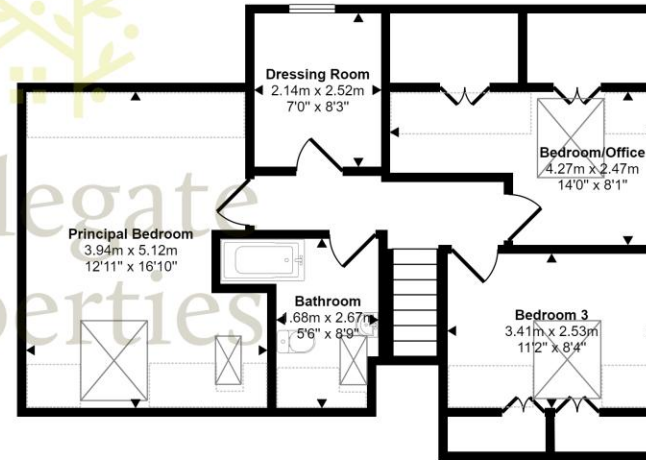


Approx Gross Internal Area  
196 sq m / 2107 sq ft

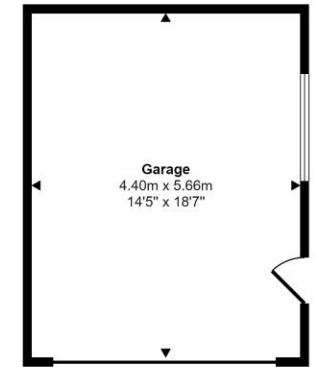


Ground Floor  
Approx 108 sq m / 1159 sq ft

Denotes head height below 1.5m



First Floor  
Approx 63 sq m / 679 sq ft



Garage  
Approx 25 sq m / 268 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	71 C	77 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.

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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 – 1.00pm

Sunday - CLOSED