



Applegate  
Properties



- Substantial townhouse
- Five Bedrooms
- Considerably extended
- Flexible family accommodation

**Green Abbey, Hade Edge, Holmfirth, HD9 2SH Offers in the region of: £450,000**

A hugely deceptive and substantial stone built five bedroom/three bathroom property in desirable semi rural village setting on the edge of popular Holmfirth.





## PROPERTY DESCRIPTION

Being extended from its original design and now offering extremely spacious and versatile family accommodation is this attractive property. Blending characterful features with more modern design, this most deceptive property may well suit a variety of buyers including the growing family.

Being well placed for the varied amenities of nearby Holm firth as well as accessible for much of West and South Yorkshire and the wider North West, the property includes gas central heating and comprises: Front Entrance Porch with access to Cloaks/w.c, spacious Living Room with feature open fire in attractive stone surround, being open to formal Dining Room, Inner Hallway solid oak flooring, useful storage and stairs to first floor, useful Utility room, fitted Breakfast Kitchen with cottage style units and breakfast seating, rear Porch giving access to rear garden and inner door to Play room/Office (previously garage).

Ascending to the First Floor a turned stair case leads to a most spacious landing area, again with ample storage and further access to five bedrooms, the Principal being en suite with further Shower room and impressive House Bathroom featuring sunken whirlpool bath and Travertine tiling.

Externally there is a pleasant cottage garden to the front with stone walled boundary and front gate. Whilst to the rear a driveway provides off street parking and leads to a small store (front portion of previous garage) and pleasant enclosed paved and decked garden area.

We have been advised the lane to the rear of the property is partially owned by 3 properties, right of access is in place for right to pass over.

EPC: C  
Tenure: Freehold  
Council Tax: D

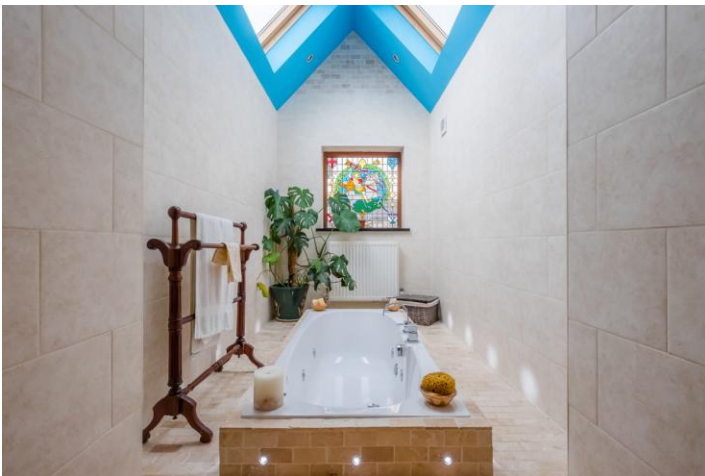
**MATERIAL INFORMATION:** We understand that this property is connected to mains water and drainage, mains electricity and gas.

**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



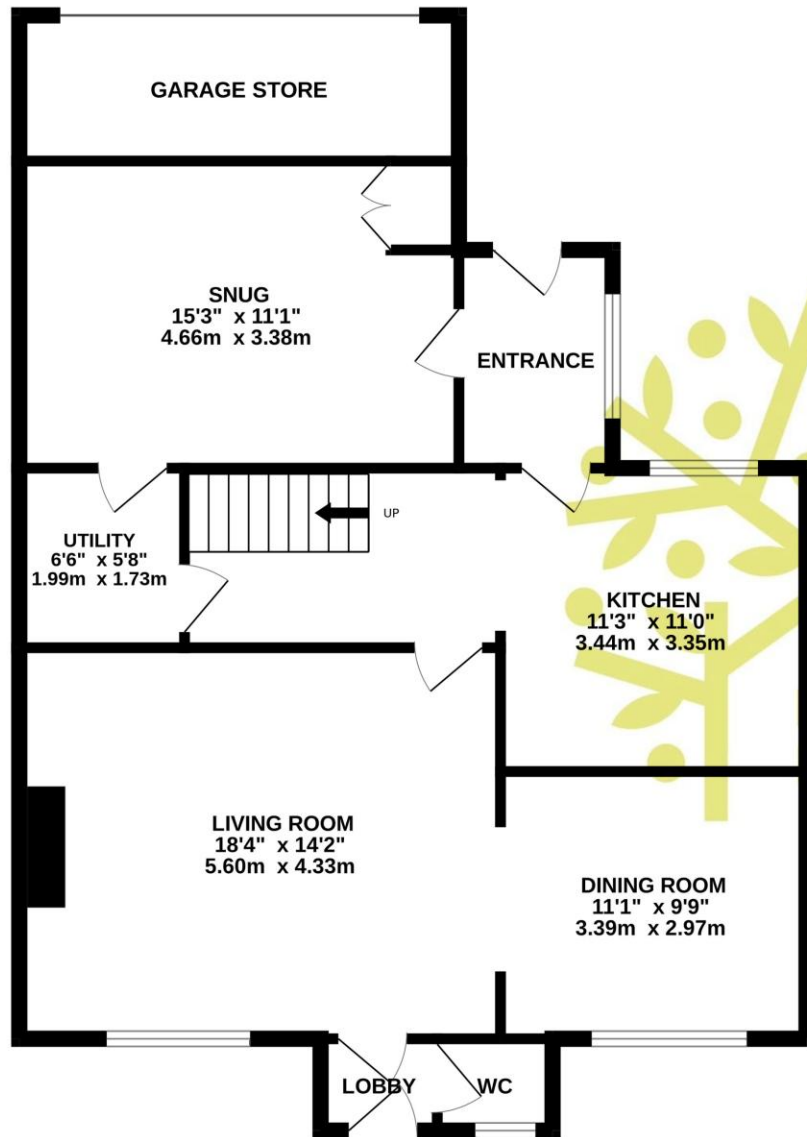




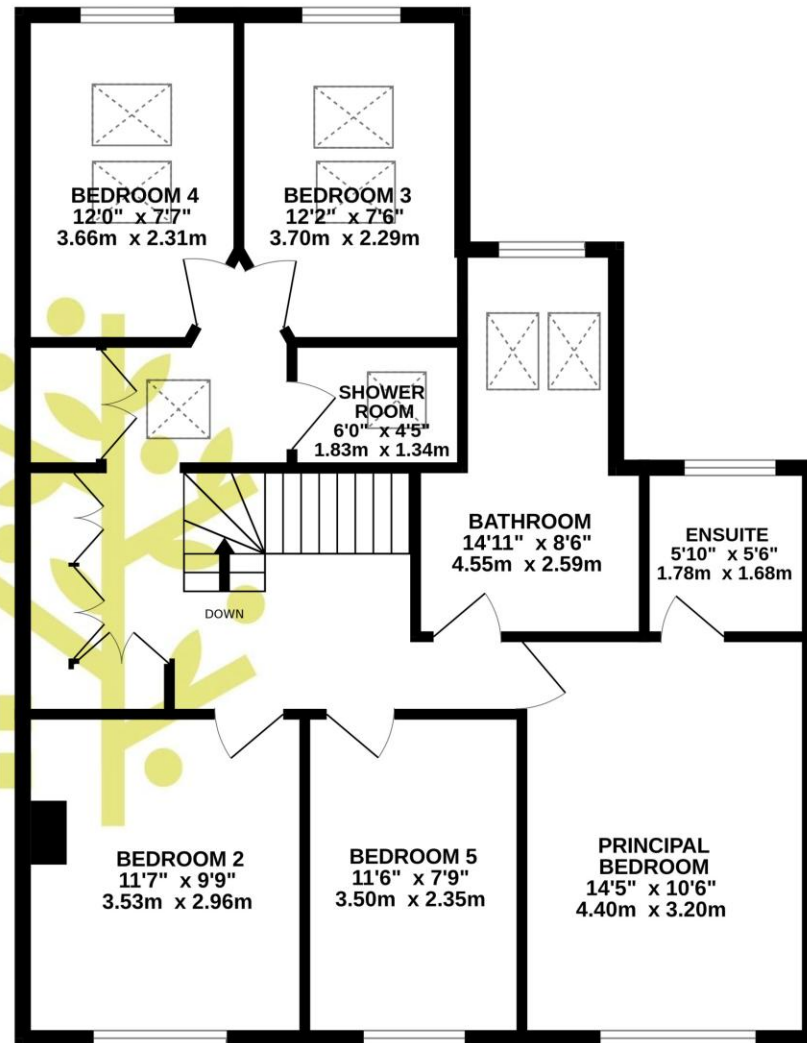




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 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.

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