



Applegate
Properties



Woodhead Road, Holmbridge, Holmfirth, Kirklees, HD9 2SA

Offers in the region of: £385,000

A stunning & extremely spacious, characterful yet modernised, four bedroom three storey weavers cottage with garden in popular semi rural village.

- Attractive weavers cottage
- Three floors plus mezzanine
- Four bedrooms
- Garden to rear



PROPERTY DESCRIPTION

Set within the charming village of Holmbridge, is this stunning, substantial three-storey weaver's cottage that beautifully combines traditional character with modern comforts. Retaining its historic charm, the property has been thoughtfully modernised throughout, offering a perfect blend of old-world features and contemporary living. Located close to regarded schooling. Upon entering, you're greeted by a welcoming hallway leading to a convenient ground-floor WC, and a spacious dining kitchen with a cosy log burner and exposed beams – an ideal setting for both family meals and entertaining. From here, a utility room offers useful extra space, completing the ground-floor layout.

On the first floor, the property continues to impress with a generous sitting room and a well-proportioned bedroom, alongside a stylish family bathroom featuring a luxurious three-piece suite, including a separate shower. The layout is ideal for both relaxation and practicality, with light-filled rooms offering an inviting and comfortable atmosphere. The second floor reveals three further well-sized bedrooms and separate WC, including a stunning principal bedroom with its own en suite, fitted wardrobes and a unique mezzanine level above. Accessible via a ladder, this versatile space provides endless possibilities – whether used as a playroom, office, or simply a quiet retreat. Access from here to the outside, which is complemented by pleasant and manageable gardens to both the front and rear, with picturesque views of the surrounding countryside, perfect for enjoying the outdoors. Offering a harmonious balance of modern living, traditional character, and scenic surroundings, this delightful home presents a truly exceptional opportunity for those seeking a family home with charm, space, and versatility.

EPC: D, Tenure: Freehold, Council Tax: B

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

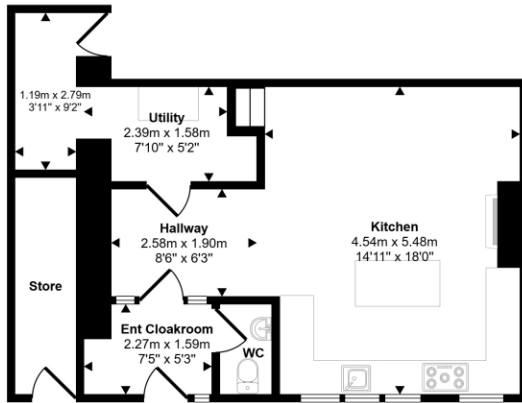
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holm firth branch. Properties cannot be classed as Sold Subject to Contact 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.





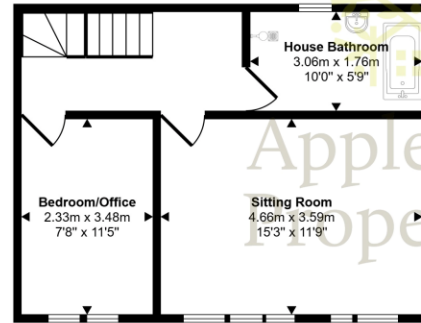


Approx Gross Internal Area
151 sq m / 1626 sq ft

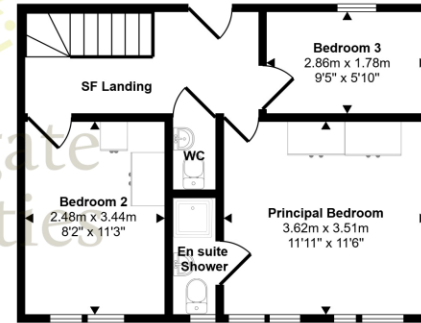


Ground Floor
Approx 51 sq m / 554 sq ft

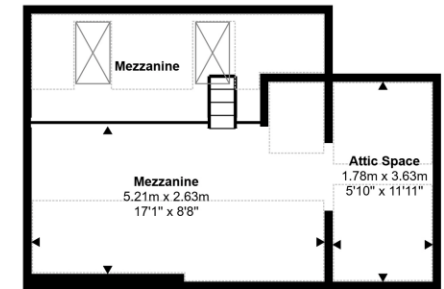
Denotes head height below 1.5m



First Floor
Approx 39 sq m / 418 sq ft



Second Floor
Approx 39 sq m / 417 sq ft



Third Floor
Approx 22 sq m / 236 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		85 B
69-80	C		
55-68	D	61 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.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

Sunday - CLOSED