



Applegate
Properties



Brownhill Lane, Holmbridge, Holmfirth, HD9 2QW

Offers in the region of : £365,000

An extremely spacious stone end weavers cottage affording versatile five/six bedroom accommodation over three floors, offering excellent further potential and located in popular semi rural village. No vendor chain.

- Stone end weavers cottage
- Over three floors
- Five/Six bedroom interior
- Substantial versatile layout



PROPERTY DESCRIPTION

Occupying a pleasant side road position within desirable Holmbridge village close to amenities and country walks is this most deceptive stone end weavers cottage. Offering tremendous further potential having an interesting and adaptable layout over three floors, the property may well be of interest to a variety of buyers including the family.

Formerly two properties and retaining two staircases, the property may also offer the potential to reconfigure into two properties (subject to necessary consents). Having gas central the property would benefit from some updating and decorating to taste but offers a superb blank canvas.

In brief comprising: Entrance Hall with main staircase to first floor, spacious Dining room with stove effect gas fire and ceiling beams, Breakfast Kitchen fitted with a range of limed wood units, Aga stove cooker, integrated appliances and rear entrance door, Living Room with feature solid fuel stove, French doors to front garden and open second staircase to first floor and further Study/Bedroom Six to the rear.

To the First floor a spacious split level landing leads to three double bedrooms and House Bathroom furnished with a three piece white suite with over-bath shower and tiled surround. A staircase leads to the second floor which includes two further double bedrooms and large second Bathroom with dressing area.

Externally, the property is elevated from the roadside with stone steps leading up to a generous lawned and paved garden with well stocked borders, further side garden and useful outbuildings.

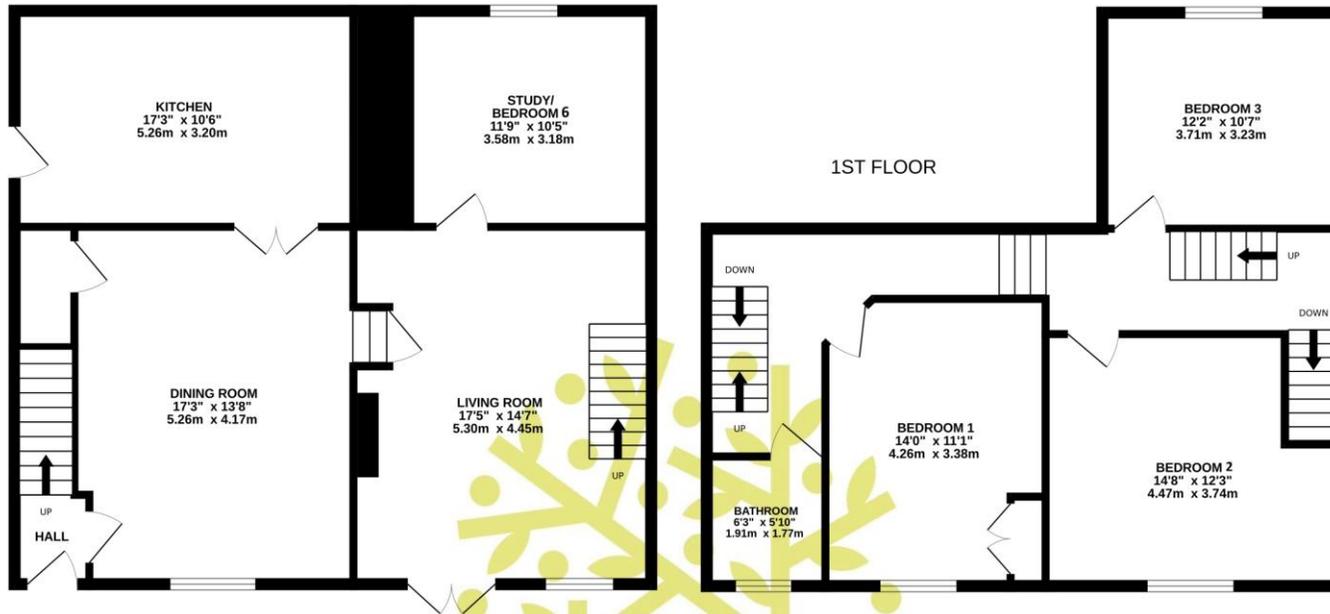
Tenure: Freehold
Council Tax: A
EPC: D

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 Contract 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



2ND 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 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 – 4.00pm

Sunday - CLOSED