



Applegate  
Properties



- Character cottage
- Three bedrooms
- Elevated position
- Cottage garden and workshop

**Cliff Road, Holmfirth, HD9 1UY**

**Guide Price: £300,000-£310,000**

A most characterful stone three bedroom mid cottage with external workshop/office, cottage garden and stunning elevated views on the fringes of popular Holmfirth.





## PROPERTY DESCRIPTION

A most characterful stone three bedroom mid cottage with external workshop/office, cottage garden and stunning elevated views on the fringes of popular Holmfirth.

Occupying a stunning elevated position with panoramic views across Holmfirth is this attractive stone cottage. Formerly two cottages, the property now affords deceptively spacious and most characterful three bedroom accommodation which includes exposed beams, stone mullions to windows and multi fuel stoves. Being of potential interest to a variety of buyers including the young family or down-sizer, the property sits on the edge of open countryside yet within easy reach of the popular shops, restaurants and amenities of Holmfirth.

In brief the accommodation comprises: Entrance Hall, spacious Living Room with feature log burning stove in stone inglenook fireplace, fitted Kitchen, Snug/Second Reception currently used as a generous music room but offering a host of possible uses. To the First Floor a bright and spacious landing gives access to three generous double bedrooms (principle bedroom accessed via bathroom) and Bathroom with three piece period suite.

Externally, the property is access via a shared path with a pleasant cottage garden and steps down to a paved front courtyard with further access to an attached Workshop/External Office.

EPC: awaiting  
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 Holmfirth 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.



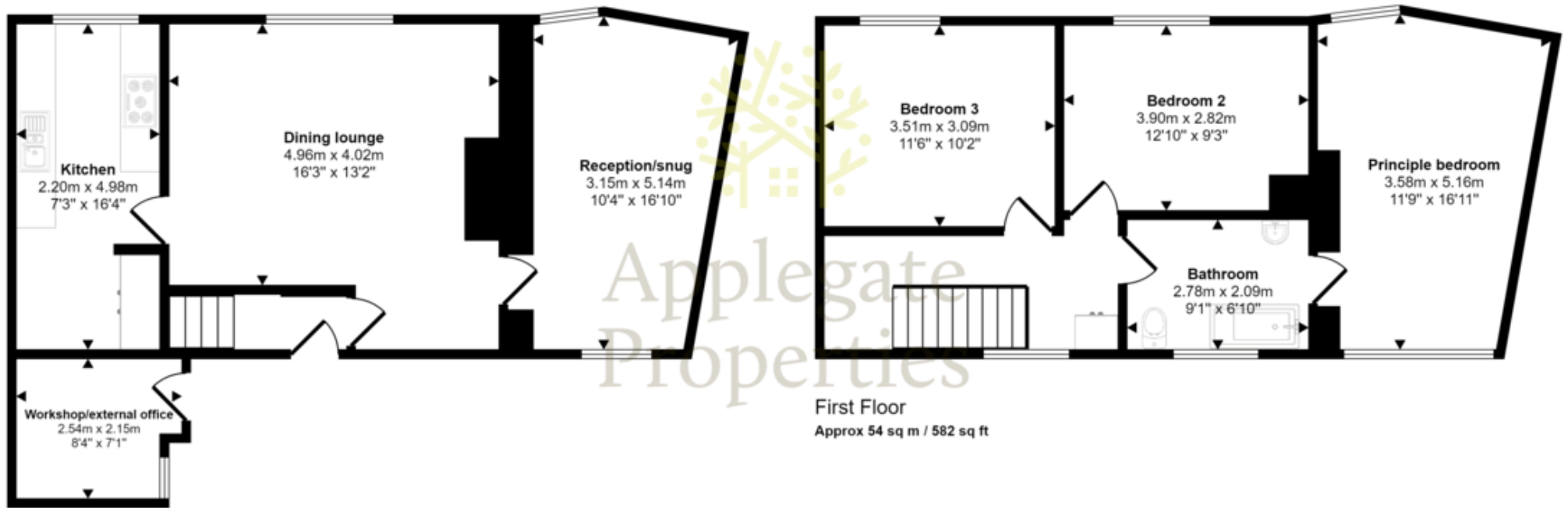




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Approx Gross Internal Area  
113 sq m / 1214 sq ft



Ground Floor  
Approx 59 sq m / 632 sq ft

First Floor  
Approx 54 sq m / 582 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.

# Awaiting EPC

## **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

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