



Applegate  
Properties



## Woodhead Road, Holmfirth, HD9 2JU

Offers in the region of: **£235,000**

A unique residential/holiday let opportunity incorporating an upper one bed flat and lower studio apartment (connected by trap door steps) with independent external access and gated patio garden in idyllic riverside location close to vibrant Holmfirth centre.

- Unique residential/letting opportunity
- Two self contained units
- Upper flat and lower studio
- Courtyard garden
- Could be converted back to 3 bed residential



## PROPERTY DESCRIPTION

Affording potential residential, buy to let and holiday let opportunities is this quirky and most characterful two storey Grade II Listed property consisting of an upper level one bedroom flat (previously a long term let) with small courtyard offering potential for a downsizer or buy-to-let and further spacious lower ground floor studio apartment with generous gated patio garden previously used as a successful holiday let. Also offering potential (subject to relevant consents) to reconfigure into a single two storey 3 bedroom property.

Being ideally located in this idyllic riverside setting, away from the roadside with both front and rear access as well as being only a short walk from the bustling shops, restaurants and amenities of popular Holmfirth.

Comprising UPPER LEVEL (accessed from main road): steps down to front entrance leading into an open plan Living/Kitchen including fitted units, gas combination boiler, mullioned windows and exposed beams, spacious double bedroom with fitted storage, Bathroom furnished with a three piece white suite including roll top bath and Study with feature stained glass window with door leading to small external courtyard with outside storage. A trap door from the Living area lifts to reveal a solid timber 'space-saver' stair case leading down to the lower ground floor studio.

The Lower Ground Floor studio can also be accessed via a rear lane with double gated entrance and door leading into a spacious open plan Living/Bedroom/Kitchen space which includes exposed beams, underfloor heating, attractive fitted kitchen area with integrated appliances, being semi open plan to delightful garden room with bi-fold doors leading out to patio garden and Shower room with feature tiling and white suite.

Externally, the upper level can be accessed via steps from Woodhead road, while a lane to the side leads down to the lower level studio which has double timber gates giving access to a most pleasant paved courtyard overlooking the river. Permit Parking may be available by application to the local authority.

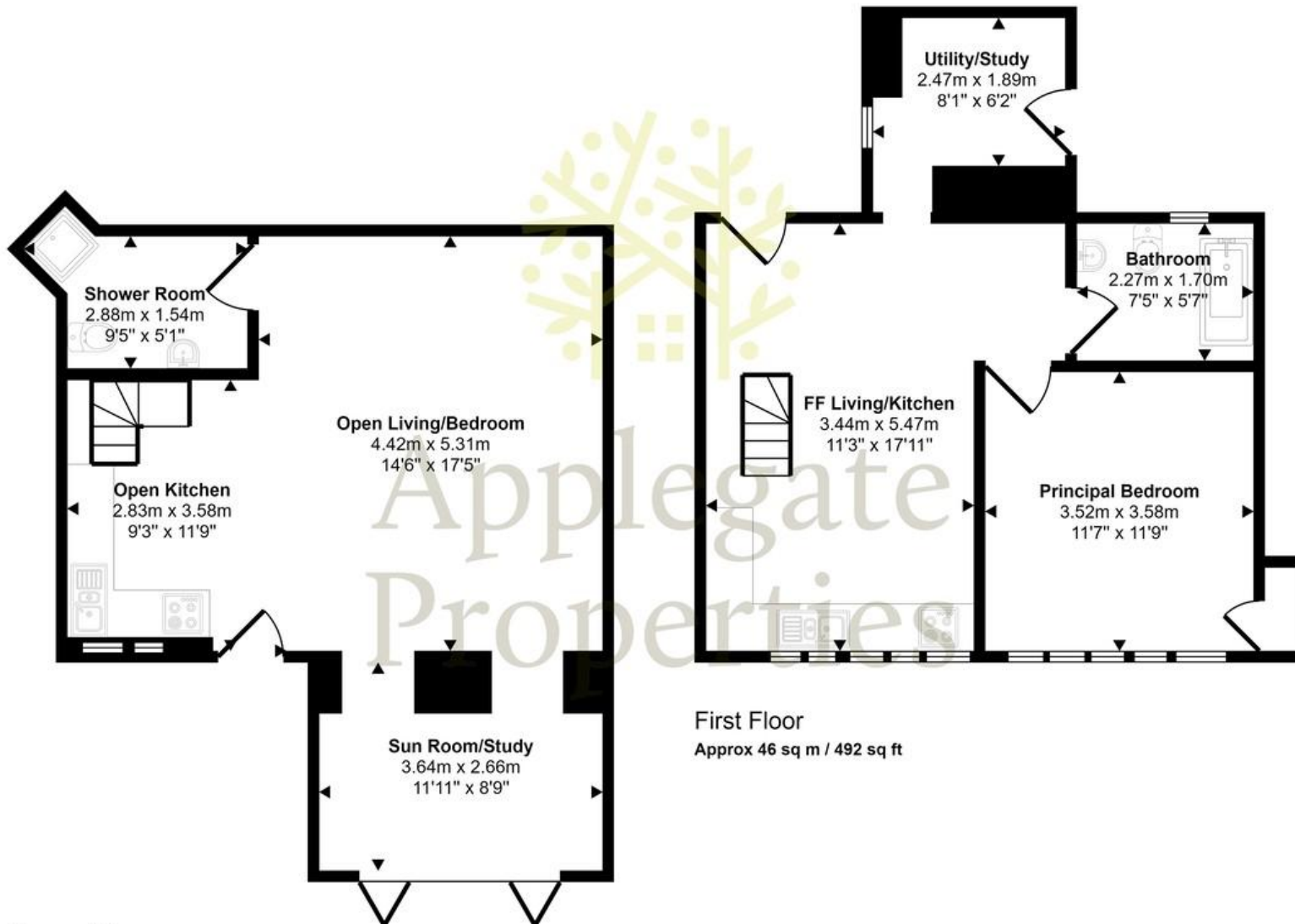
Tenure: Freehold  
EPC: awaiting  
Council Tax: A

**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





Approx Gross Internal Area  
93 sq m / 1000 sq ft



Ground Floor  
Approx 47 sq m / 508 sq ft

First Floor  
Approx 46 sq m / 492 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.

## **Copyright**

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## **Office Opening Hours**

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED

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