



Applegate  
Properties



- Weavers Style Cottage
- Extended accommodation
- Flexible three bed interior
- Characterful yet modernised

### **Arrunden Wood Nook, Holmfirth, HD9 2SQ**

**Offers in the region of: £400,000 - £430,000**

A spacious, extended three storey weavers style cottage affording characterful yet modernised accommodation with large gardens, woodland, private parking and stunning semi rural elevated position.



## PROPERTY DESCRIPTION

Occupying an enviable elevated position with breath-taking views across the valley is this most deceptive mid weavers style cottage. Being considerably extended to the rear the property now offers spacious and versatile three bedroom accommodation arranged over three floors, with double glazing throughout. Located along a pleasant lane, surrounded by open countryside the property is also only a short drive from the vibrant and popular shops, restaurants and amenities of Holmfirth and well regarded local schooling. Perfectly blending a host of period features including exposed beams, stone mullions and original fireplaces with log burning stove alongside more modern fittings and décor, the property may well suit a wide range of buyers including the young family.

Having combined electric (wet system) central heating and kitchen multifuel stove with built-in back boiler, the accommodation comprises: entrance to spacious Dining Kitchen, with feature fireplace, Cellar store, turned staircase to First Floor including inner lobby with glass doors allowing plenty of natural light, Cloaks/w.c, spacious Sitting Room with log burning stove in stone fireplace and rear Family/Garden room with full length windows and double doors to rear garden.

A further staircase leads to second floor with access to three double bedrooms, the Principal having en suite shower cubicle, vaulted ceiling and double doors with Juliet balcony overlooking rear garden and woods beyond and House Bathroom furnished with a modern three piece white suite. Externally, the property is approached by lane with a private parking area just a short distance away with parking for multiple vehicles and further outside storage. To the front of the property steps lead up to a small paved patio garden, ideal for sitting and admiring the view.

To the rear the property includes extensive terraced gardens with further private woodland, including lower patio, sleeper steps to lawns and raised beds and woods beyond.

Tenure: Freehold

EPC: D

Council Tax: D

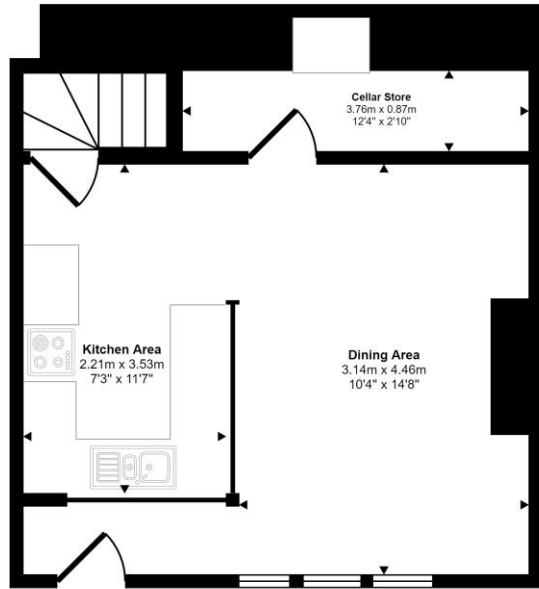
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to 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  
127 sq m / 1367 sq ft



Ground Floor  
Approx 33 sq m / 356 sq ft

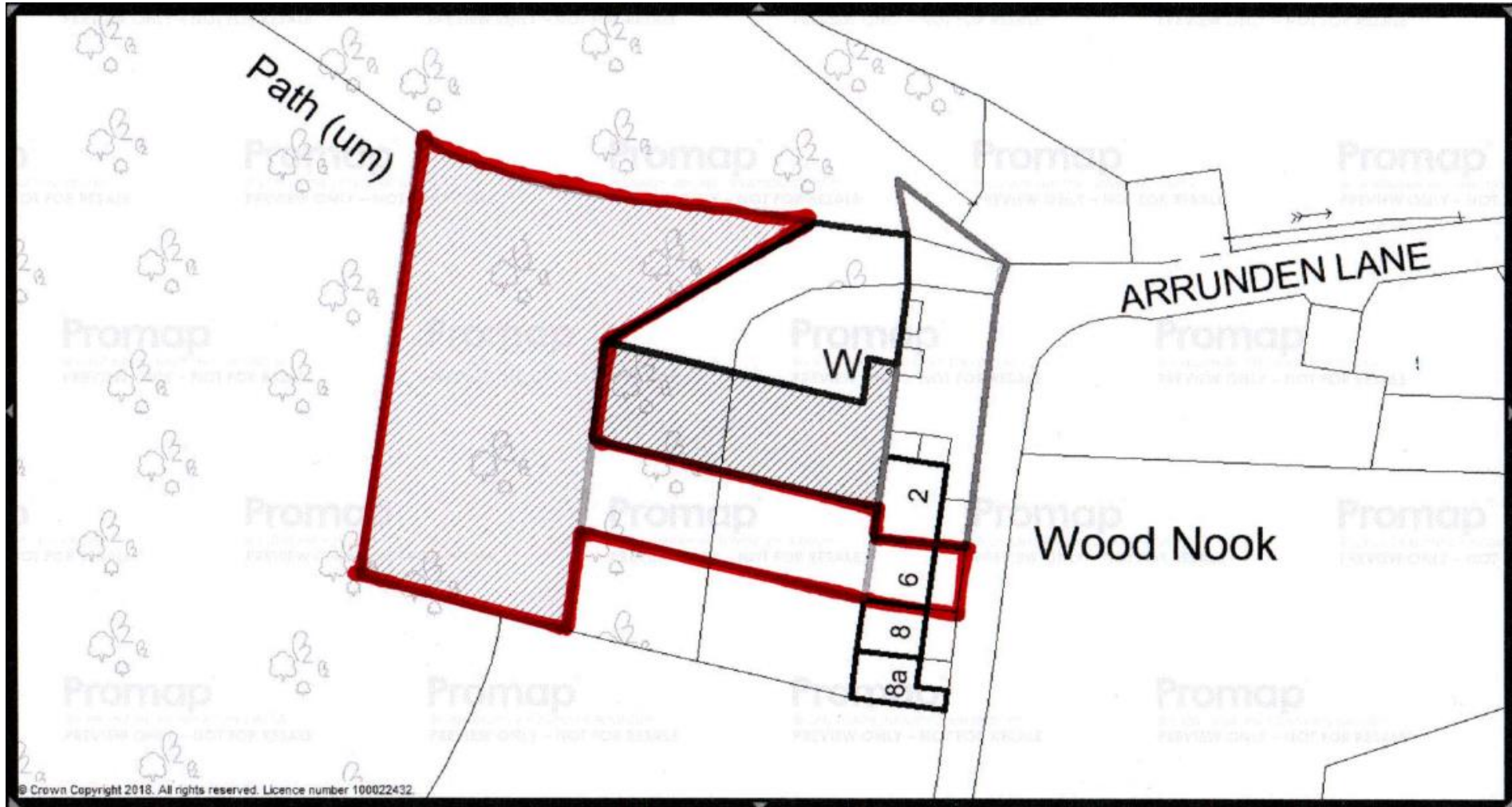


First Floor  
Approx 48 sq m / 515 sq ft



Second Floor  
Approx 46 sq m / 497 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		
69-80	C		78 C
55-68	D	55 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

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#### 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