



Applegate  
Properties



**Woodhead Road, Holmbridge, Holmfirth, HD9 2NL**

**Guide price: £160,000 - £165,000**

A surprisingly spacious two bedroom/two bathroom under-dwelling in popular village on the fringes of regarded Holmfirth and stunning countryside.

- Spacious under-dwelling
- Two Beds/Two Baths
- Characterful interior
- Close to popular village



## PROPERTY DESCRIPTION

Affording well proportioned and flexible 'upside down' accommodation which may well suit a variety of buyers including the first time buyer or down-sizer is this delightful stone under-dwelling. Having two double bedrooms and two bathrooms, the property offers a characterful yet modernised interior including exposed beams and is well placed only a short distance from village amenities and schooling.

In brief the accommodation comprises: Entrance Lobby with staircase to First Floor, Two double bedrooms, the principal having an En suite Bathroom furnished with a three piece white suite and access to useful vaulted stone Cellar/Utility with plumbing for washing machine and offering potential other uses.

To the First Floor is access to a further Shower Room furnished with a three piece white suite including shower cubicle, spacious Living Room with feature ceiling beams and fireplace, open Study area with feature stained glass internal light window and access to a generous Breakfast Kitchen fitted with cottage style units.

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

EPC: C

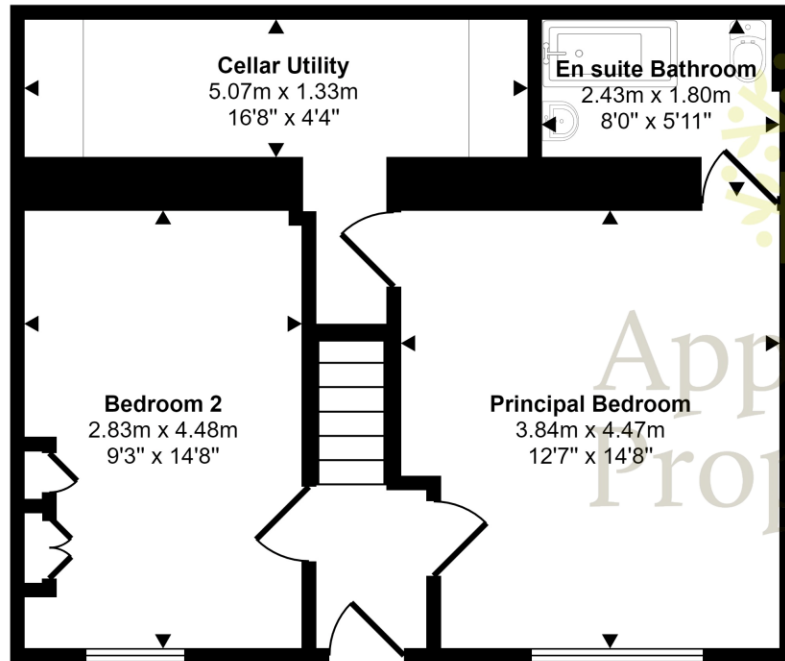
Tenure: freehold

Council Tax: B

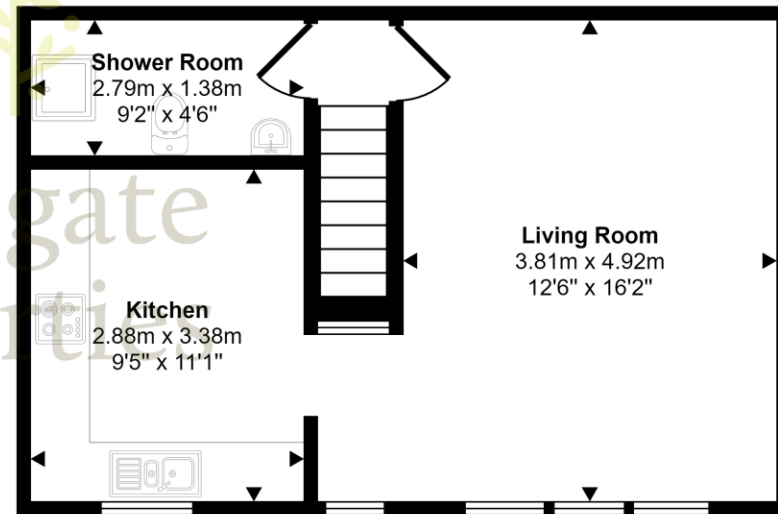
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to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



Approx Gross Internal Area  
87 sq m / 935 sq ft



Ground Floor  
Approx 49 sq m / 529 sq ft



First Floor  
Approx 38 sq m / 406 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	76 C	80 C
55-68	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.

Copyright: Drawing by Applegate Properties

#### 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.

#### Copyright

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

Sunday - CLOSED