



Applegate
Properties



The Barn, Hall Ing, Honley, Holmfirth, HD9 6QX

Offers in the region of £349,950

Stunning three storey Grade II Listed barn conversion cottage with garage and small garden in select semi-rural hamlet on the fringes of Holmfirth and stunning countryside.

- Character cottage
- Barn conversion
- Idyllic rural hamlet
- Garage & garden



PROPERTY DESCRIPTION

Occupying a much regarded tucked away position in this sought after semi-rural hamlet is this most attractive Grade II Listed stone barn conversion. Being much improved and modernised in recent years yet retaining a wealth of period character including exposed beams and vaulted ceilings this charming property may well suit the young professional couple, small family or indeed those looking to down-size.

Being well placed for the popular and varied amenities of nearby Honley village, larger Holmfirth and being accessible for Huddersfield and regarded local schooling the accommodation comprises: Entrance lobby with inner door to spacious yet cosy Sitting Room having feature log burning stove, large Dining Kitchen with contemporary units, Utility Store cupboard and staircase to First Floor. A generous landing area gives access to two double bedrooms, the Principle having En suite Shower Room, House Bathroom furnished with three piece white suite and vaulted ceiling and open staircase leading to Attic room having feature exposed trusses, Velux style roof light and further gable window. Externally, the property is approached by a shared lane leading to the property and further single garage (middle of block) with remotely operated door. A timber gated leads to a delightful enclosed fore-garden which includes a lower lawn with gravel borders and hedge and upper paved seating area.

Tenure: Freehold

EPC: C

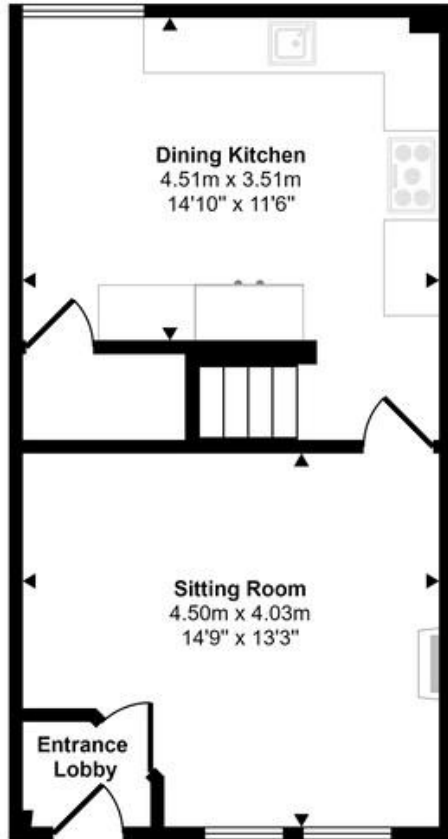
Council Tax: D

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.

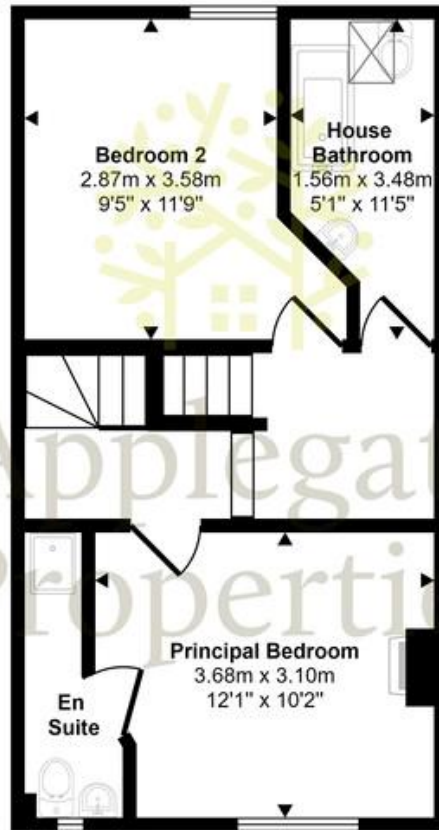




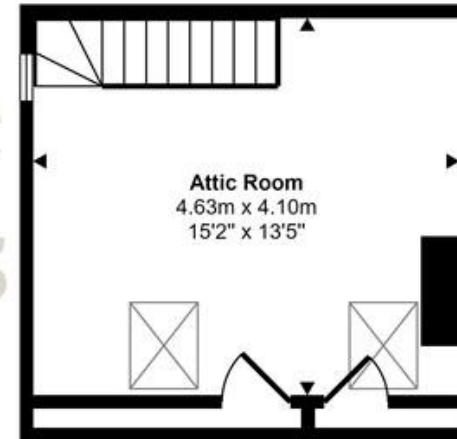
Approx Gross Internal Area
100 sq m / 1078 sq ft



Ground Floor
Approx 40 sq m / 428 sq ft



First Floor
Approx 40 sq m / 428 sq ft



Second Floor
Approx 21 sq m / 222 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 | | 86 B |
| 69-80 | C | 75 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

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 – 1.00pm

Sunday - CLOSED