



Applegate
Properties



- End over-dwelling
- Two beds plus attic room
- Over three floors
- Further potential

Woodhead Road, Holmbridge, Holmfirth, HD9 2NW

Offers in the region of: £190,000

A spacious and characterful Grade II Listed two bed plus attic end over-dwelling offering further potential with valley views on fringes of Holmfirth.



PROPERTY DESCRIPTION

Affording a blank canvas yet offering excellent further potential is this most attractive Grade II Listed stone end terraced over-dwelling. Offering a spacious and flexible interior arranged over three floors plus cellar, the property may well suit a variety of buyers including the first time buyer or down sizer.

Being located on the edge of popular Holmfirth as well as close to village amenities, regarded schooling and stunning countryside on the doorstep, the accommodation comprises: Entrance Lobby, Dining Kitchen with access to large cellar store, spacious Sitting Room with pleasant views. To the First Floor a generous landing gives access to two bedrooms, the Principal being of a particularly good size, Bathroom furnished with a three piece white suite including over bath shower and staircase leading to spacious second floor Attic Room with rooflights. No Vendor Chain.

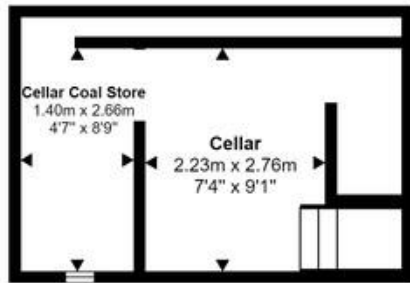
Tenure: Leasehold – 999 year lease
Council Tax: A
EPC: D

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.





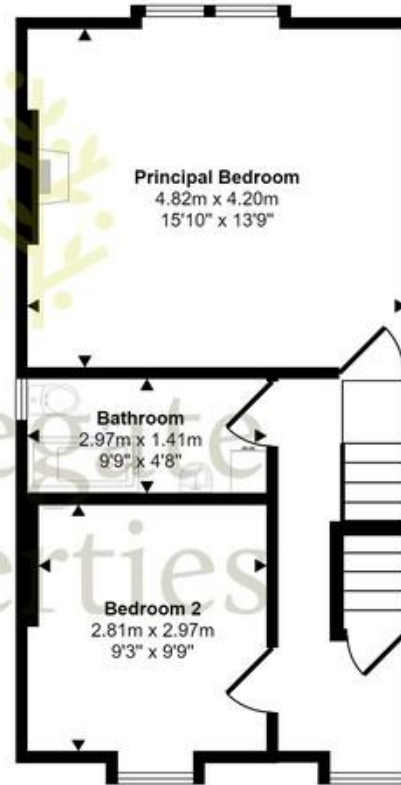
Approx Gross Internal Area
131 sq m / 1412 sq ft



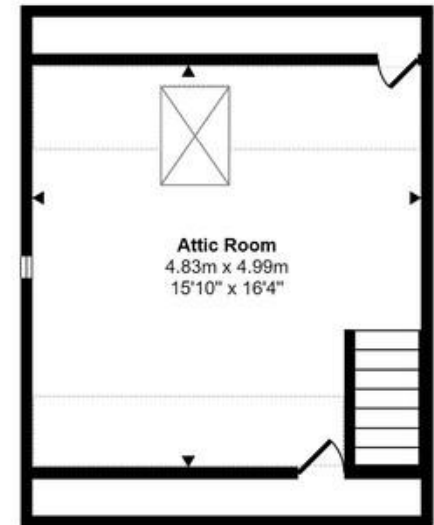
Cellar
Approx 15 sq m / 158 sq ft



Ground Floor
Approx 43 sq m / 465 sq ft



First Floor
Approx 43 sq m / 467 sq ft



Second Floor
Approx 30 sq m / 322 sq ft

 Denotes head height below 1.5m

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		79 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.

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 – 4.00pm

Sunday - CLOSED