



Applegate
Properties



- School conversion
- Two double bedrooms
- Over two floors
- Allocated parking

St. Johns Court, Modd Lane, Holmfirth, HD9 2NA Offers in the region: £149,950

Delightful two bedroom, two storey former school house conversion with parking close to popular Holmfirth.



PROPERTY DESCRIPTION

Delightful two bedroom, two storey former school house conversion with parking close to popular Holmfirth. Nestled close to the vibrant heart of Holmfirth, this characterful and spacious two-bedroom, two-storey school conversion offers a unique blend of historic charm and modern convenience. Perfect for first-time buyers or those looking to downsize, this property provides a welcoming atmosphere and excellent potential for further personalization.

Upon entering, residents are greeted by a communal entrance that leads to a private lobby, which includes practical cloaks storage. The ground floor boasts a well-appointed fitted kitchen and a spacious lounge. This living area is a warm and inviting space, enhanced by an open staircase that adds a touch of elegance and leads to the first-floor landing.

Upstairs, the property features two generously sized double bedrooms. The principal bedroom offers ample space and natural light, making it a comfortable retreat. The second bedroom is also well-sized, providing flexibility for guests, a home office, or additional storage. A bathroom with a three-piece suite completes the first floor, offering convenience and functionality.

This charming home also benefits from allocated parking and gas central heating, ensuring year-round comfort and ease of living. With its prime location close to central Holmfirth, residents can enjoy easy access to local amenities, shops, and cultural attractions. This property presents a wonderful opportunity for those seeking a distinctive and versatile home in a desirable area.

EPC: D

Tenure: Freehold

Council Tax: A

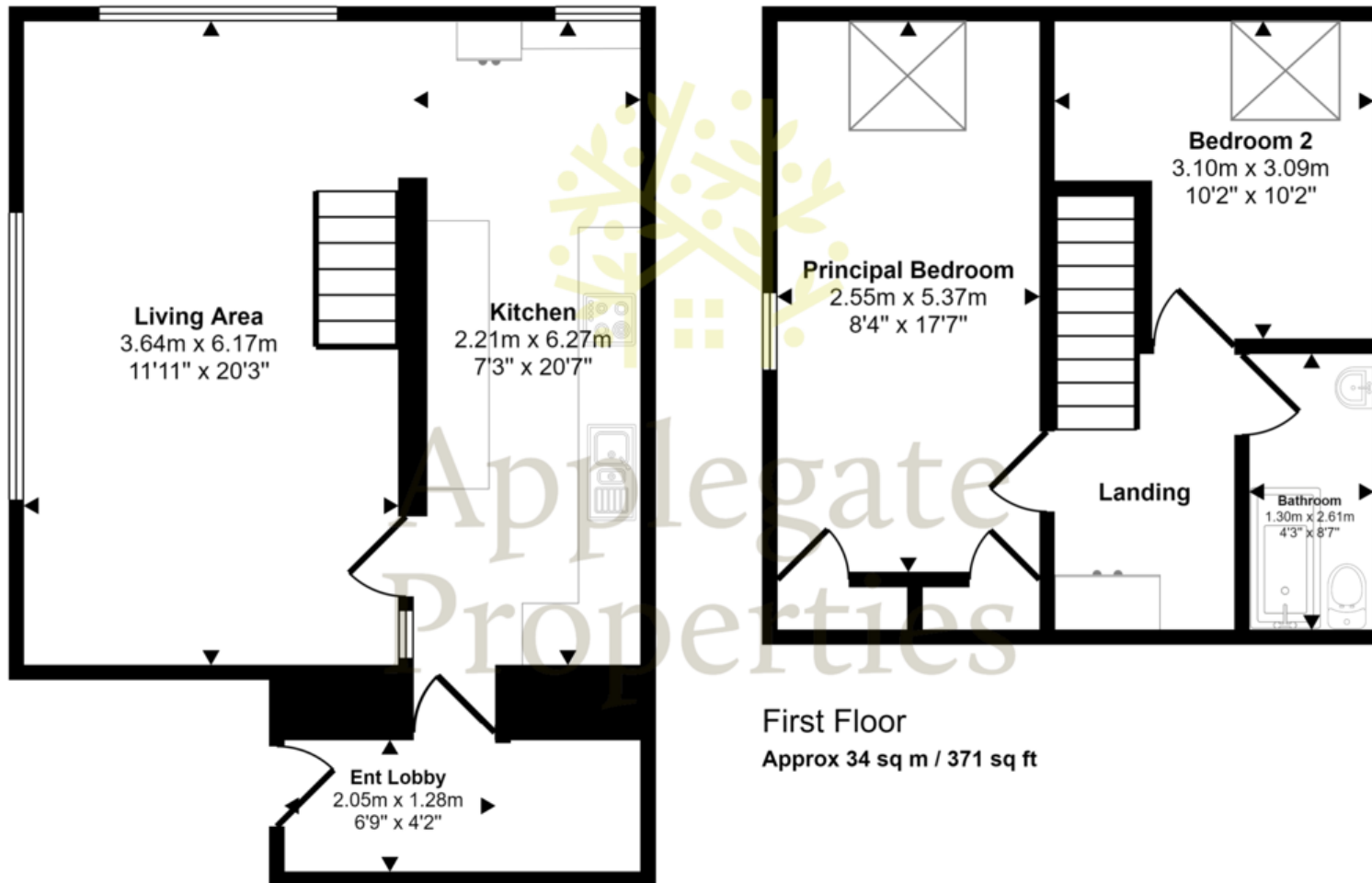
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contract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



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Approx Gross Internal Area
79 sq m / 847 sq ft



Ground Floor

Approx 44 sq m / 476 sq ft

First Floor

Approx 34 sq m / 371 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		89 B
69-80	C		
55-68	D	56 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