



Applegate
Properties



- Historic detached cottage
- Five Bedrooms
- Considerable further potential
- Gardens & garage

Lower Town End Road, Holmfirth, HD9 1QD

Offers Over: £495,000

An historic and spacious five bedroom detached cottage with gardens and garage in popular village location.



PROPERTY DESCRIPTION

Nestled in this popular village and only a short distance from the thriving amenities of Holmfirth is this most attractive detached stone cottage. Formerly three weavers cottages and benefited to date to the 1700's in part, the property would benefit from updating but offers most characterful and versatile accommodation.

Being of interest to a variety of potential buyers including the family, being well placed for locally regarded schooling, the property includes gas central heating and comprises: front Entrance with stairs to first floor, large Study/Snug with small stone pantry. There is a spacious Sitting room with feature log burning effect stove (gas) and exposed beams. The property's central front entrance and lobby leads to spacious Dining Room with feature fireplace and log burning stove being open to fitted Kitchen. There is a further cloaks storage and second staircase to first floor. There are two separate basement areas that can be accessed via trapdoor. There are two separate staircases rising to first floor where the five bedrooms are located, three being double, two of which have ensuite's with further House Bathroom.

Externally, to the front are pleasant enclosed cottage gardens with access to a useful, stone constructed potting shed (potential for garden office conversion) with power and lighting and attached double garage with remote control door. Whilst to the rear, secure gates lead to a tiered garden with lower patio and car port and raised, well stocked private garden. No vendor chain.

EPC: D

Tenure: Freehold

Council Tax: D

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

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.





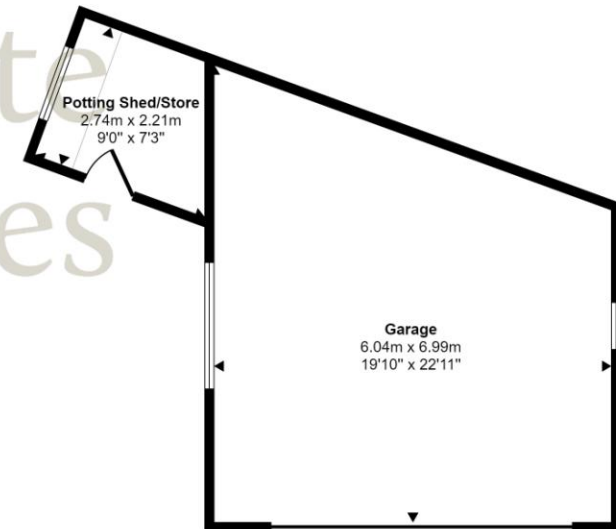
Approx Gross Internal Area
222 sq m / 2391 sq ft



Ground Floor
Approx 90 sq m / 967 sq ft



First Floor
Approx 91 sq m / 982 sq ft



Second Floor
Approx 41 sq m / 442 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		82 B
69-80	C		
55-68	D	62 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