



Applegate
Properties



Choppards Lane, Holmfirth, HD9 2RE

Offers Over: £160,000

Situated on the edge of stunning countryside yet only a short drive from the vibrant centre of Holmfirth, Woodley Cottage offers a wonderful blend of character and modern convenience. This well-presented two-bedroom mid through-by-light cottage retains its original charm with exposed beams while benefitting from thoughtful modernisation throughout.

- Character cottage
- Two double bedrooms
- Characterful yet modernised
- Semi-rural position



PROPERTY DESCRIPTION

Having electric heating and double glazing, the accommodation includes an entrance lobby leading into a spacious yet cosy living room. The stylish fitted kitchen is positioned at the rear, boasting contemporary units and a well-planned layout that maximises both storage and functionality.

To the first floor, there are two well-proportioned double bedrooms, with the principal bedroom featuring fitted storage. The bathroom is furnished with a modern three-piece white suite, including an over-bath shower and screen, as well as a fitted ladder radiator.



Externally, a small but charming cottage garden to the front provides a delightful outdoor space to enjoy the surroundings. Offering the best of both countryside living and easy access to Holmfirth's array of shops, cafés, and amenities, this beautifully maintained cottage is ideal for those looking for a characterful yet low-maintenance home.

EPC: E

Tenure: Freehold

Council Tax: A

Material Information: We are advised the property has mains water, drainage and electricity but does not have a mains gas supply.

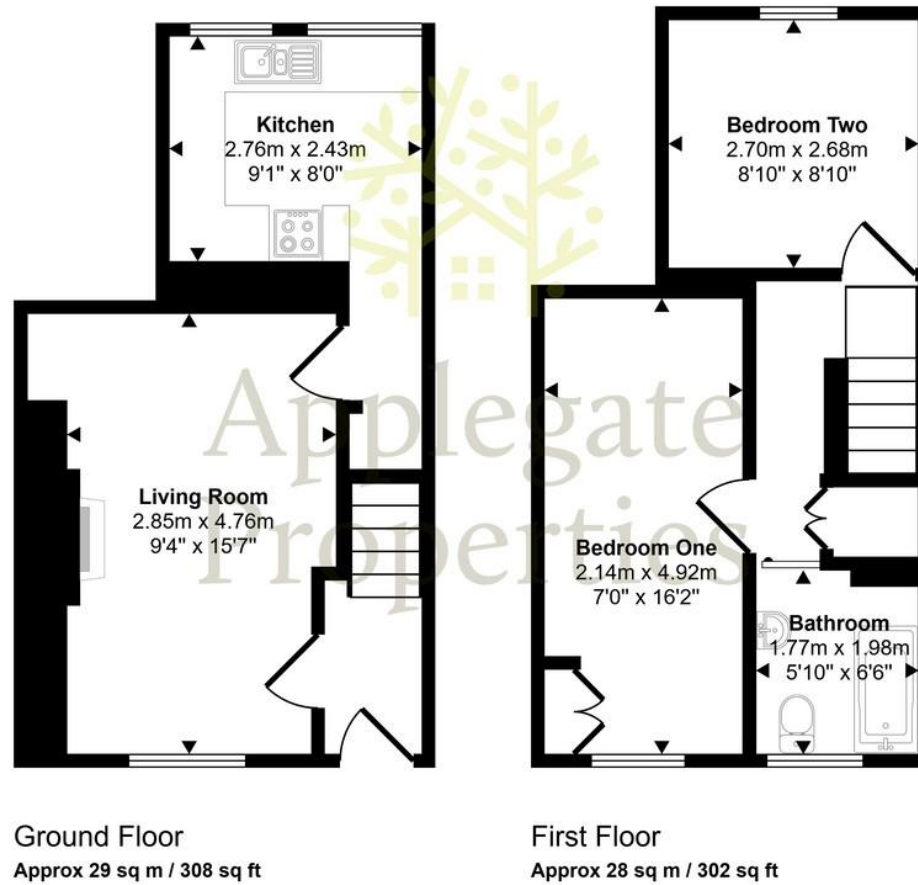


IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact 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
57 sq m / 610 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		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 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 – 1.00pm

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78 Huddersfield Road, Holmfirth, HD9 3AZ

www.applegateproperties.co.uk

01484 682999

info@applegateproperties.co.uk