



Applegate
Properties



- Characterful stone cottage
- Three Bedrooms
- Parking and outside seating
- Open views to the rear

Paris, Scholes, Holmfirth, HD9 1SY

Guide Price: £250,000-£275,000

GUIDE PRICE: £250,000 - £275,000. A spacious and characterful three-bedroom stone cottage with parking, outside seating space and stunning open views close to popular village centre.



PROPERTY DESCRIPTION

Occupying a pleasant tucked away position with stunning open views over fields to the rear is the attractive stone cottage. Affording deceptively spacious and extremely characterful three bedroom accommodation, this delightful property is ideally placed close to the popular village amenities of Scholes as well as regarded local schooling.

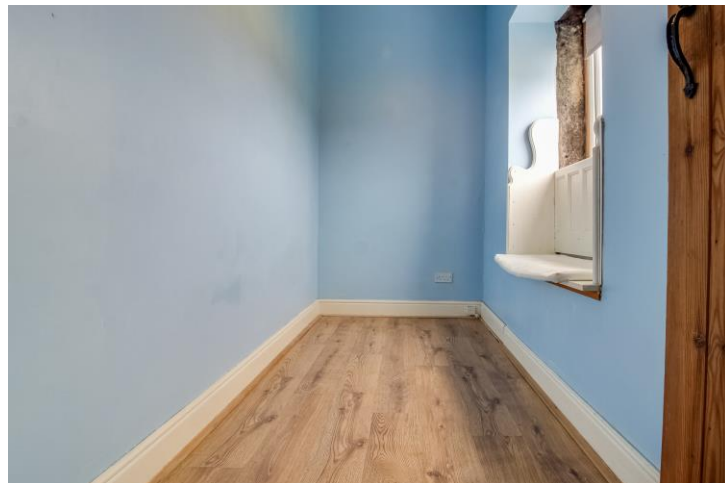
In brief the accommodation comprises: Entrance Lobby with attractive composite style door, cosy yet spacious Living Room including exposed ceiling beams, stone inglenook fireplace and French doors leading to Conservatory/Sun Lounge with door to rear decked seating area and stunning open aspect over adjoining fields and farmhouse style dining kitchen with fitted units and granite surfaces, Belfast style sink, space for range cooker, stone flagged flooring and steps down to a useful storage pantry.

Stairs lead to first floor having Master Bedroom with vaulted ceiling, exposed beams and stonework with open plan Jacuzzi bath with vanity washbasin and windows to front and rear, two further bedrooms and Bathroom furnished with a three piece white suite and over bath shower.

Externally, the property is set back along a shared lane with gravelled off street parking for 2 cars, timber shed and store. While to the rear is a further decked seating area with open views.

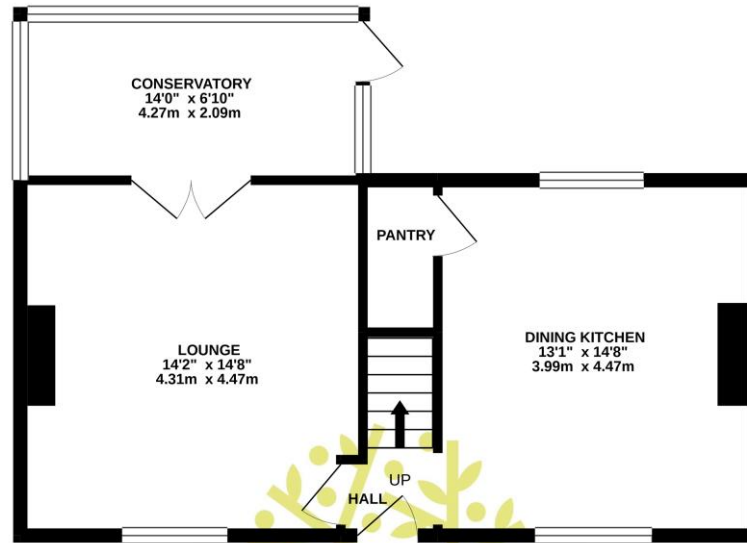
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contract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



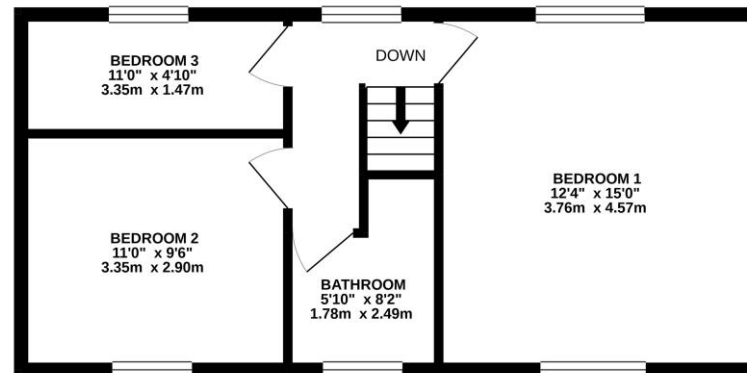




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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 – 5.30pm

Saturday – 9.00am – 4.00pm

Saturday – 4.00pm – 5.30pm (reception team)

Sunday – 9.00am – 5.30pm (reception team)