



Applegate
Properties



- Impressive period property
- Over four levels
- Versatile two/three bed interior
- Gardens and Garage

Sands House, Huddersfield Road, Holmfirth, HD9 3TP Offers in region of £350,000

OFFERS IN REGION OF £350,000. A most characterful and impressive three bedroom property forming part of a larger Georgian House with versatile four storey family accommodation, generous garden and garage close to popular Holmfirth.

PROPERTY DESCRIPTION

Forming part of this impressive Georgian residence on the fringes of Holmfirth centre is this characterful family home. Affording spacious and most versatile two/three bedroom accommodation arranged over four floors the property has a wealth of character and period charm throughout. Being ideally located within easy reach of the many shops, restaurants and amenities of Holmfirth as well as Sands recreation ground and leisure centre nearby.

Having gas central heating, the accommodation comprises: Ground Floor Reception Hall with cloaks area, period fireplace and feature arched window with turned staircase to upper and lower levels. To the First Floor are a large Sitting Room/Bedroom with fireplace and dual aspect windows, second double bedroom, Bathroom with period style white suite and shower cubicle and separate w.c. To the top floor can be found a landing/study area with useful eaves storage leading to a generous attic bedroom with both arched picture window, roof lights and attractive period fireplace. The Lower Ground Floor can be accessed by both internal stairs and rear external door and includes an inner lobby with cloaks/w.c, useful Utility room, spacious Living/Dining Room with feature fireplace with log burning stove, dual aspect windows and glazed double doors leading to Kitchen with a range of fitted units, sash style windows and lobby with access to rear garden.

Externally, the property is approached by a dual access shared driveway leading to a substantial single garage (in block of four) with parking before it and further visitor parking areas. Stone flagged steps lead to a private side entrance with further steps to a private paved courtyard patio garden (neighbour may have right of access across) and gate leading down to a generous, long private garden with lawned and gravelled areas, mature trees and gate leading to adjoining park.

Tenure: we are advised that the property is leasehold having a XXX year lease from XXXX and subject to a service charge of £xxx pa. (TO COMPLETE FROM Vendor Questionnaire)

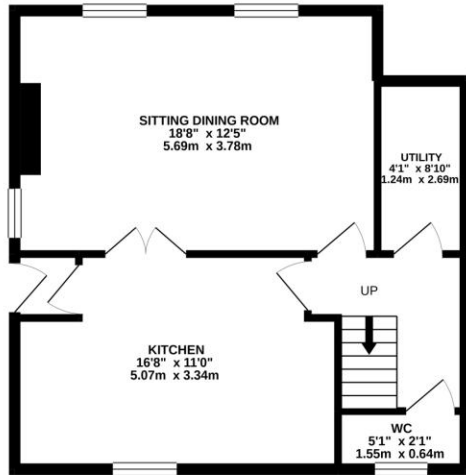




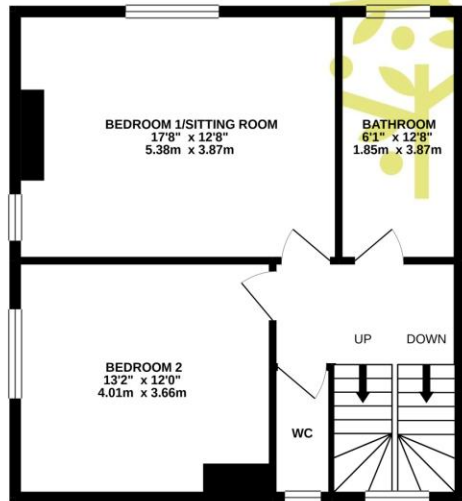




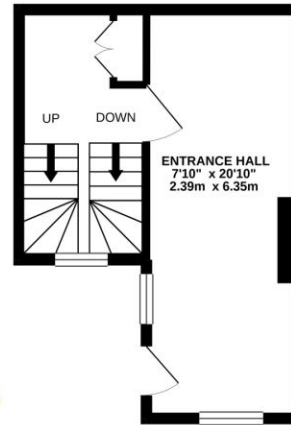
LOWER GROUND FLOOR



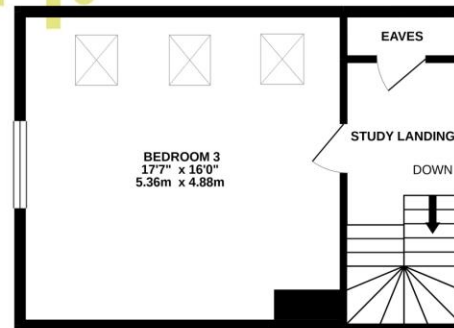
1ST FLOOR



GROUND FLOOR

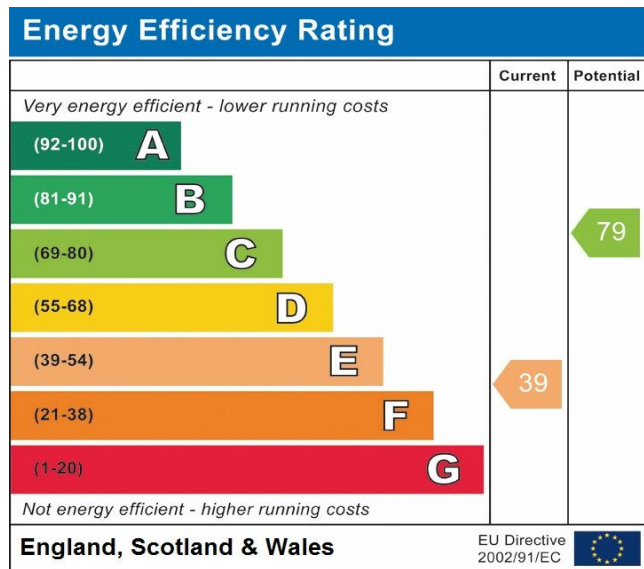


2ND FLOOR



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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Address:

Huddersfield Road, Holmfirth

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 – 5.30pm

Saturday – 9.00am – 4.00pm

Saturday – 4.00pm – 5.30pm (reception team)

Sunday – 9.00am – 5.30pm (reception team)

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