



Applegate
Properties



Dobb Top Road, Holmbridge, Holmfirth, HD9 2PQ

Offers In The Region Of: £575,000

A much extended and fully renovated four bedroom detached standing in generous plot with stylish and contemporary interior in enviable and picturesque semi rural village location with open aspect to rear.

- Flexible two storey accommodation
- Four bedrooms
- Contemporary and stylish interior
- Large Plot



PROPERTY DESCRIPTION

Standing in a most generous plot within the much sought after village of Holmbridge and surrounded by stunning country side and popular walks on the doorstep is this striking detached property. Being much extended and improved in recent years the property has been sympathetically and extensively renovated and now offers versatile four bedroom accommodation which may well offer potential annexed accommodation and suit a variety of buyers.

Being presented to a high standard throughout with contemporary and stylish fittings as well as innovative design features including a vaulted ceiling to the open living/dining area, the property enjoys a bright and spacious feel throughout. Being ideally located close to village amenities as well as nearby reservoir walks this stunning property is also easily accessible for the popular and varied shops, restaurants and amenities of nearby Holm firth.

In brief the accommodation comprises: open storm porch with attractive composite door to Entrance Hall giving access to Guest w.c/shower room with jack and jill facility to guest bedroom four/TV room, a simply stunning open plan Living/Dining Kitchen, the living area having a feature full height vaulted ceiling with attractive Herringbone flooring and Velux style roof lights, the dining area having bi-fold doors to the rear garden and luxury Kitchen featuring contemporary units with central island, integrated appliances, a second set of bi-fold doors and access to a generous Utility/Boiler Room. An inner lobby with steps down to a second Hallway with fitted shelving and further storage, giving ground floor access to a large Principal Bedroom suite having half wall with dressing area, bi-fold doors to rear and door leading to a most generous En suite bathroom furnished with a stylish four piece suite including roll top bath, walk-in shower, twin basins and honeycomb tiled flooring. From the second Hallway a turned timber staircase leads to the first floor which hosts two further double bedrooms, both having Velux style rooflights, useful eaves storage and en suite w.c to one.

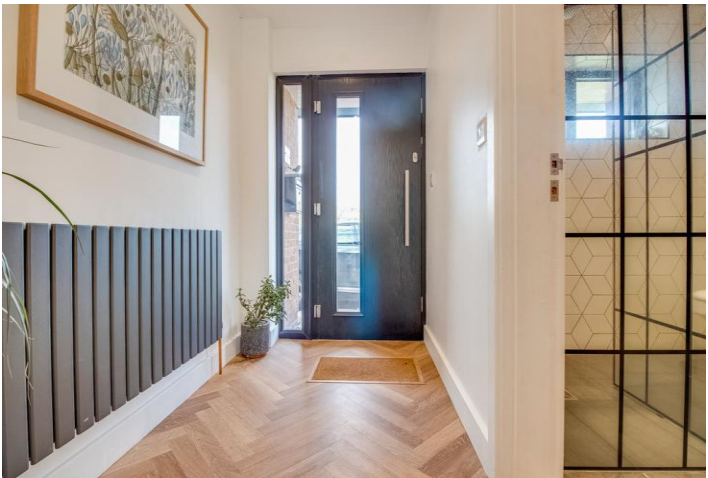
Externally, the property is approached by a private driveway with parking apron leading to an attached garage with power, front and side door. A large lawned area to the front with useful timber store affords further potential. Access to each side leads to a good sized, level rear garden with paved patio, stocked borders and adjoining fields to the rear.

EPC: C


Council tax: D

Tenure: freehold

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 Holm firth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on for any further clarification or to discuss acceptable forms of identification.

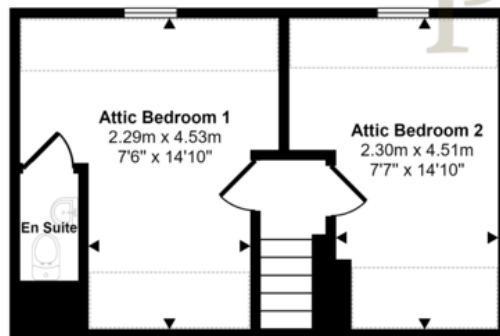




 Denotes head height below 1.5m

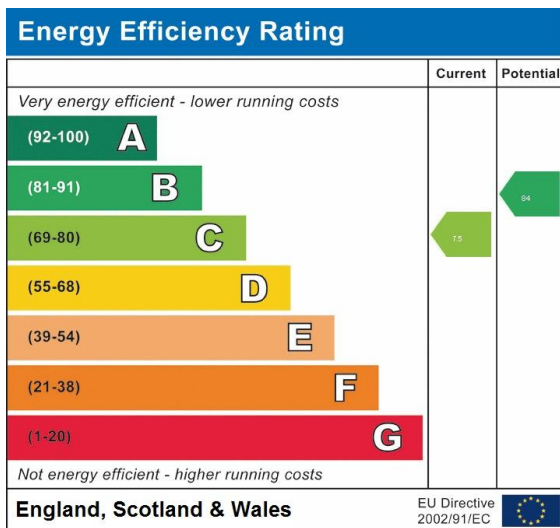


Ground Floor



First Floor

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.



Address:

Dobbo St, Ex 15, 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

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 – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday – CLOSED

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