



Applegate
Properties



Long Ing Cottages, Shaw Lane, Holmfirth, HD9 2PP

Guide price: £280,000 - £290,000

A most characterful yet stylish two bedroom Grade II Listed barn conversion with detached garage in pleasant courtyard setting and elevated views close to popular Holmfirth.

- Grade II Listed Barn conversion
- Versatile split level interior
- Pleasant courtyard setting
- Double Garage



PROPERTY DESCRIPTION

Occupying a pleasant courtyard position with elevated views towards the Holme Valley is this most attractive split level barn conversion. Affording extremely characterful yet modernised and stylish accommodation arranged over three floors, the versatile interior may well suit a variety of buyers including the professional couple, down sizer or even young family.

Being ideally placed on the fringes of Holmfirth with its varied and regarded amenities as well as stunning countryside on the doorstep the accommodation comprises: Open Porch leading to Inner Hall with stairs to upper and lower levels, useful Utility room, steps down to Principle Bedroom with En suite Shower room. Stairs lead to First Floor leading to second double bedroom and stairs to generous House Bathroom including a three piece white suite, Velux style windows and eaves storage.

To the top floor is a most spacious open plan Living/ Dining Kitchen, fitted with a range of contemporary units, raised dining area and lower sitting area with feature exposed beams, stove effect gas fire and windows with far reaching views.

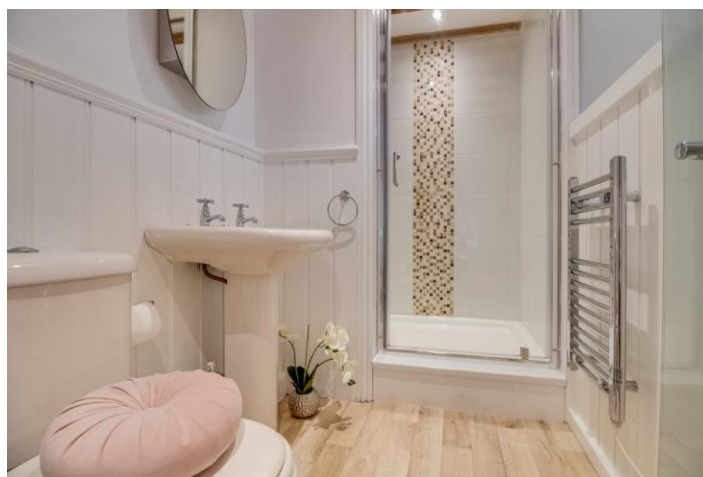
Externally, the property has a small paved triangle to the front with seating area while to the rear is shared access to a stone detached double garage.

EPC Grade: C

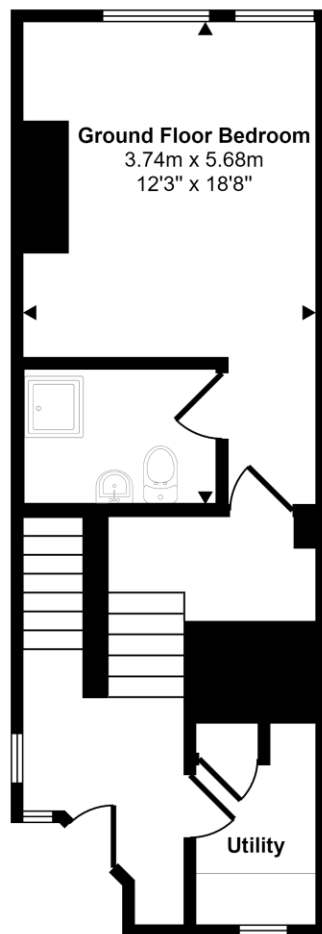
Council Tax Band: C

Tenure: Freehold

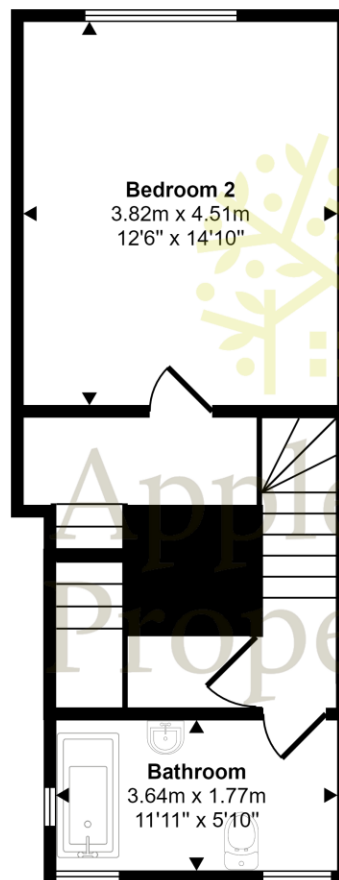
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on for any further clarification or to discuss acceptable forms of identification.



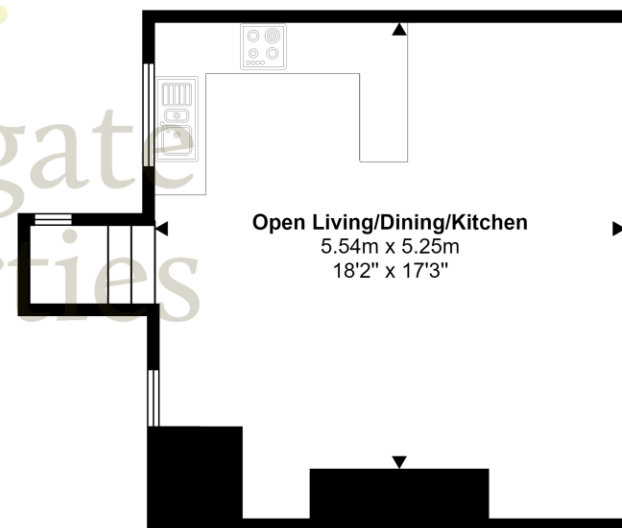




Ground Floor

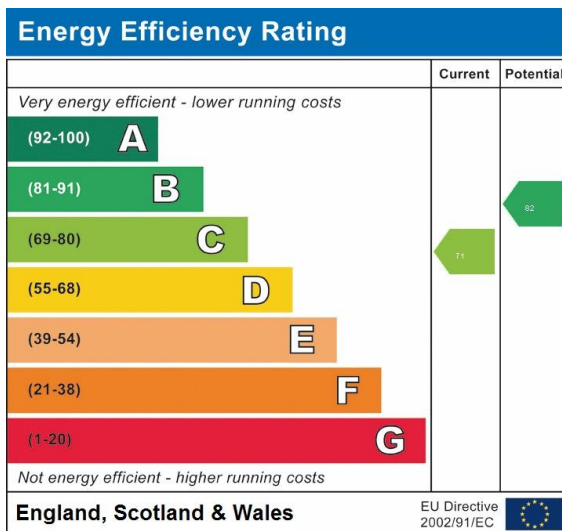


First Floor



Second 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:
Shaw Lane, 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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