



Applegate
Properties



Dean Brook Road, Netherthong, HD9 3UF

Guide Price £205,000-£220,000

- Stone weavers cottage
- Over three floors
- Characterful interior
- Semi rural location

A most characterful and superbly presented Grade II Listed three storey weavers cottage with nearby garden and parking in popular semi-rural village location.



PROPERTY DESCRIPTION

Located on the fringes of popular Holmfirth and close to regarded village amenities and stunning countryside is this attractive stone, mid weavers cottage. Affording versatile and well presented accommodation arranged over three floors, the property currently offers a spacious one bedroom layout but may offer the potential to be re-configured if required (subject to consents).

Being superbly presented throughout and including a wealth of character including exposed beams, stone mullions and inglenook fireplaces alongside more modern fittings, the property may well suit a variety of buyers including the first time buyer or down-sizer. In brief the accommodation comprises: Entrance to spacious Dining Kitchen with cottage style units, log burner in stone fireplace, Travertine tiled flooring and store cupboard, Utility Store and Ground Floor House Bathroom with three piece white suite and over-bath shower.

Stairs lead to an open Living Room with feature log burning stove set in inglenook stone fireplace and a bank of windows with countryside views.

To the top floor is a generous double bedroom with En suite Shower room furnished with a three piece white suite.

Externally, the property has a small paved buffer garden with pedestrian gate. In addition, a short distance down the lane to the opposite side is a gravelled parking area with lower garden adjoining a stream and providing a tranquil seating area.

EPC:D

Council Tax:B

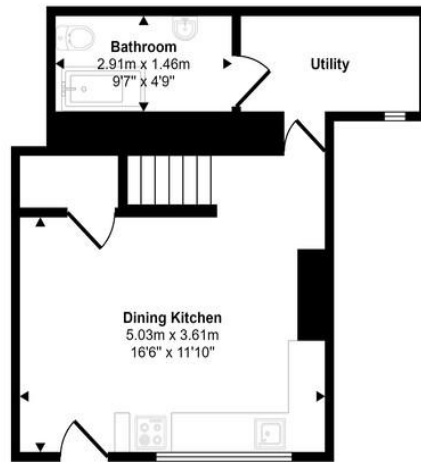
Tenure:Freehold

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 01484 682999 for any further clarification or to discuss acceptable forms of identification.





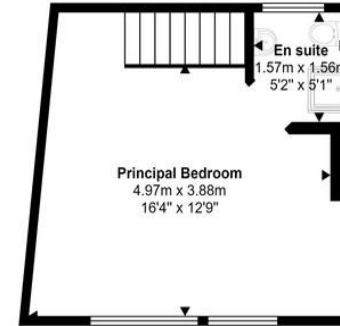
Approx Gross Internal Area
81 sq m / 868 sq ft



Ground Floor
Approx 35 sq m / 374 sq ft



First Floor
Approx 23 sq m / 244 sq ft



Second Floor
Approx 23 sq m / 250 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		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	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 – 4.00pm

Sunday - CLOSED