



Applegate
Properties



- Spacious weavers cottage
- Grade II listed
- Versatile three storey layout
- Four/Five bedrooms
- Approx 2346 sq feet

Yew Tree Lane, Holmbridge, Holmfirth, HD9 2NR

Offers in the region of: £525,000

A substantial Grade II Listed three storey weavers cottage offering versatile, extremely spacious and characterful four/five bed accommodation with gardens, parking and panoramic views in enviable semi rural position.



PROPERTY DESCRIPTION

Occupying a simply stunning elevated position and commanding breath-taking panoramic views across the valley is this attractive stone semi detached weavers cottage.

Being ideally located in this tranquil, rural position yet only a short distance from the regarded amenities of Holmbridge as well as the wider restaurants, shops and facilities of Holmfirth nearby.

Of possible interest to a variety of buyers including the larger or blended family, the property retains a wealth of character throughout including exposed beams, stone mullions and inglenook fireplaces.

Having LPG gas central heating the accommodation comprises: Hallway with feature stone flagged flooring and exposed stonework, Shower room/w.c, spacious Dining Kitchen with pantry store off, Sitting Room with feature log burner in stone inglenook fireplace and exposed beams, large Utility/ with modern units, log burner and door to side.

To the First Floor are three bedrooms, one with En suite Shower, the Principal Bedroom being particularly spacious with double doors to rear garden and further House Bathroom with feature roll top bath.

To the Second Floor is a spacious, open plan Bedroom/Sitting Room with En suite Shower Room and fitted Kitchen off and further spacious Living Room with vaulted ceiling, exposed beams, feature Nordic multi fuel stove and double doors to rear garden.

Externally, the property is approached via a shared lane leading to a generous cobble effect parking area (several vehicles) with large detached timber workshop (with power supply). Steps lead up to terraced gardens including level lawned areas with stocked borders, paved and decked seating areas, all commanding stunning panoramic views of the surrounding countryside.

EPC: E

Council Tax: E

Tenure: Freehold

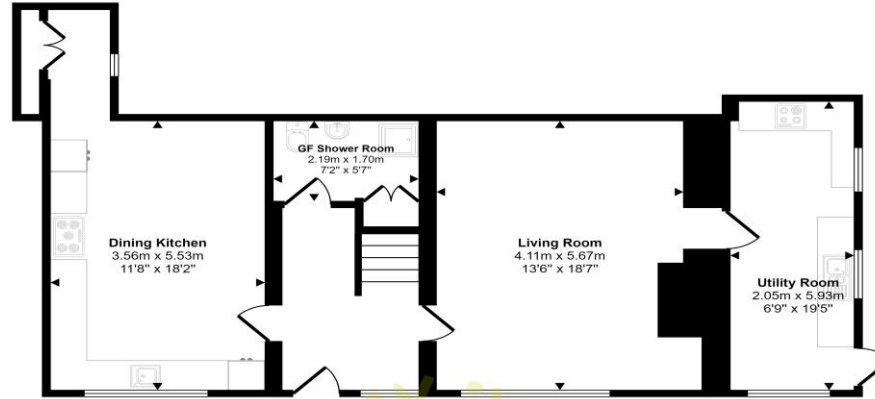
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact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



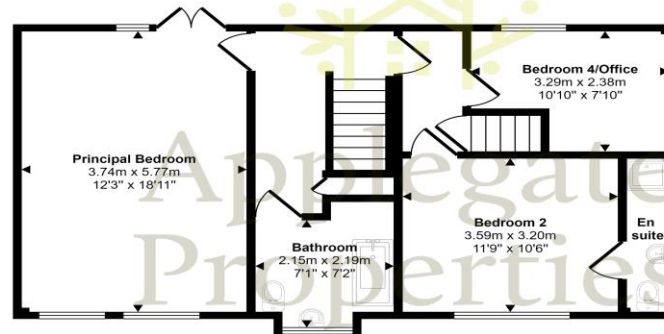




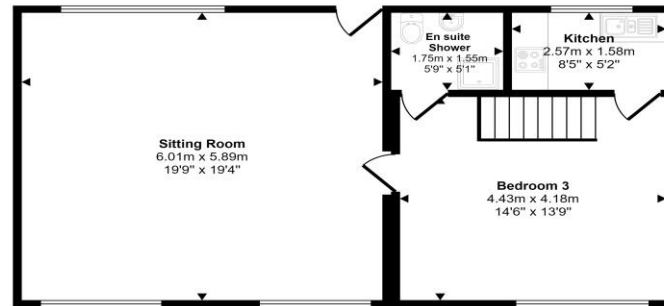
Approx Gross Internal Area
202 sq m / 2178 sq ft



Ground Floor
Approx 77 sq m / 833 sq ft



First Floor
Approx 62 sq m / 666 sq ft



Second Floor
Approx 63 sq m / 678 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		82 B
69-80	C		
55-68	D		
39-54	E	39 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.

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.

Copyright

Unauthorised reproduction prohibited

Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED