



Applegate  
Properties



- Grade II\* Listed
- Characterful end terrace
- Part of historic hall
- One bed plus attic

## Totties Lane, Holmfirth, HD9 1UW

**Offers over: £210,000**

A charming and characterful Grade II\* Listed one bed plus attic room stone terrace forming part of historic Totties Hall with walled garden in regarded Holmfirth hamlet.



## PROPERTY DESCRIPTION

Forming part of Totties Hall, itself believed to date from 1684 is this extremely characterful and impressive stone end terraced. Affording a wealth of charm and atmosphere throughout the accommodation is arranged over three floors with further vaulted cellar and includes a host of period features including exposed beams, stonework and fireplaces. Offering a flexible interior which includes a spacious first floor bedroom and generous attic space this delightful property may well be of interest to a variety of buyers from the young professional couple to down-sizer. Occupying a pleasant side road position and being located in this regarded hamlet on the outskirts of popular Holmfirth, itself offering an array of shops, restaurants and attractions, the property also includes gas central heating. In brief the accommodation comprises: Entrance via an impressive timber latch front door leading into an open cloaks area with stairs to upper floors, spacious open plan Living/Dining Kitchen which includes exposed ceiling beams, stone flagged flooring, stone fireplace, hand-made kitchen units and access door with stone steps down to a vaulted stone keeping cellar.

To the First Floor is a spacious Bedroom, currently used as a Living and Study space which includes an attractive feature stone fireplace, fitted wardrobes, further cupboard space with pull out desk offering an ideal office space and door to En suite Bathroom furnished with a three piece white suite including over-bath shower. A fixed spiral staircase leads up to the large Attic space, currently used as a bedroom which includes exposed timbers and window to front window.

Externally, the property is approached via a shared lane and further gated access to a delightful private walled cottage garden with mature planting and gravel seating area with space for outside storage.

EPC: exempt as Grade II\* Listed

Tenure: Freehold

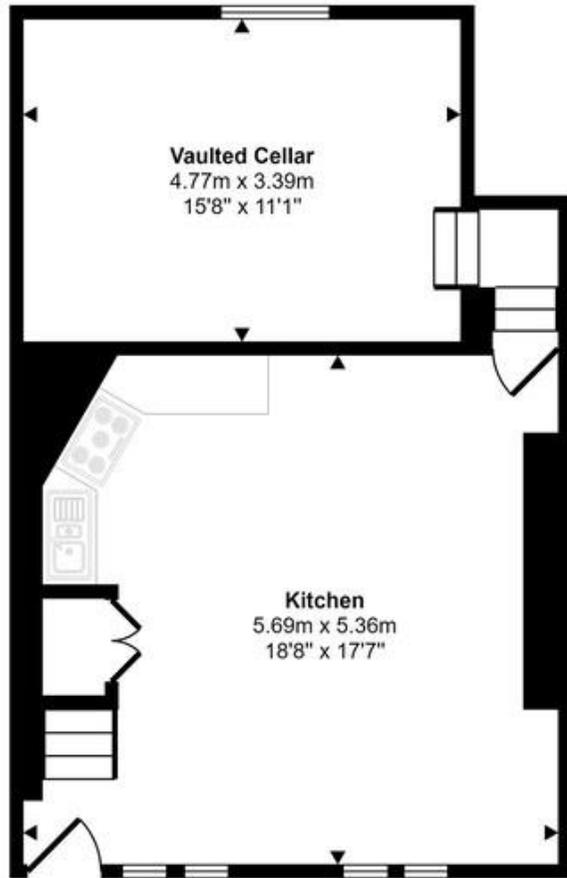
Council Tax: B

**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.





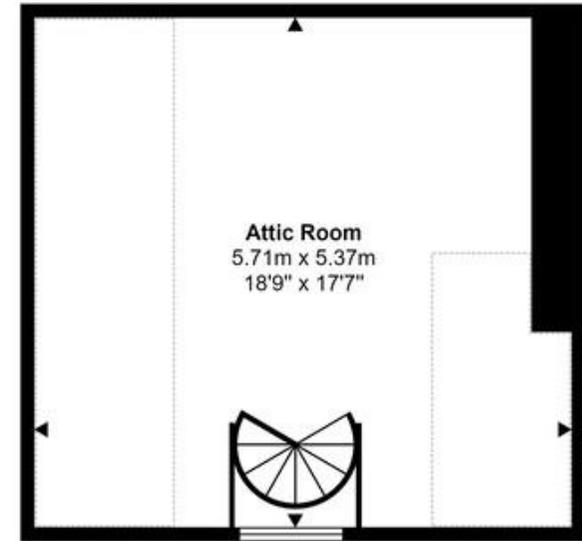
Approx Gross Internal Area  
110 sq m / 1188 sq ft



Ground Floor  
Approx 49 sq m / 528 sq ft



First Floor  
Approx 31 sq m / 330 sq ft



Second Floor  
Approx 31 sq m / 330 sq ft

 Denotes head height below 1.5m

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.

# EPC: exempt as Grade II\* Listed

## 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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