



Applegate  
Properties



- Character cottage
- Grade II listed
- Two bedrooms
- Popular village

**The Village, Holme, Holmfirth, HD9 2QG**

**Offers in the region of: £220,000**

A most characterful Grade II listed two bedroom stone cottage with front cottage garden in centre of regarded semi rural village close to Holmfirth.





## PROPERTY DESCRIPTION

Occupying an enviable position in the heart of much sought after Holme village is this stunning Grade II listed mid terraced cottage. Exuding character and charm throughout including exposed beams, stone mullions and log burning stove, this delightful home may well be of interest to a range of buyers including the first time buyer, down-sizer or indeed holiday let investor.

Having single glazed timber sash windows, electric wet central heating system and being thoughtfully decorated including stylish fittings throughout.

Being located in this rural setting on the edge of stunning countryside yet accessible for popular nearby Holmfirth as well as being accessible for Pennine commuting, the accommodation comprises: Entrance Porch with inner door to delightfully cosy yet surprisingly spacious Sitting Room which includes exposed ceiling beams and multi-fuel stove within stone fireplace, Breakfast/ Dining Kitchen fitted with a range of attractive contemporary units with skylight, fitted bench dining area, useful understairs storage and turned staircase.

Ascending to the First Floor a landing space with loft hatch and exposed stonework leads to two bedrooms, the smaller with fitted storage and Bathroom furnished with stylish period style suite featuring roll top bath with shower over, part tiling, exposed stonework and airing cupboard housing electric boiler. Agents Note: The stairs to the first floor are steeper than average and may not be suitable for those with mobility needs. Externally, the property is set within a pleasant cobbled village square with communal parking on a first come basis with gate leading to a delightful enclosed cottage garden which includes paved patio, well stocked borders, useful stone outhouse store and front stone boundary wall.

EPC: D  
Tenure: Freehold  
Council Tax: B

**MATERIAL INFORMATION:** we understand the property has mains water, drainage and electricity but does not have a gas supply. Heating is currently serviced by an electrical wet heating system.

**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.

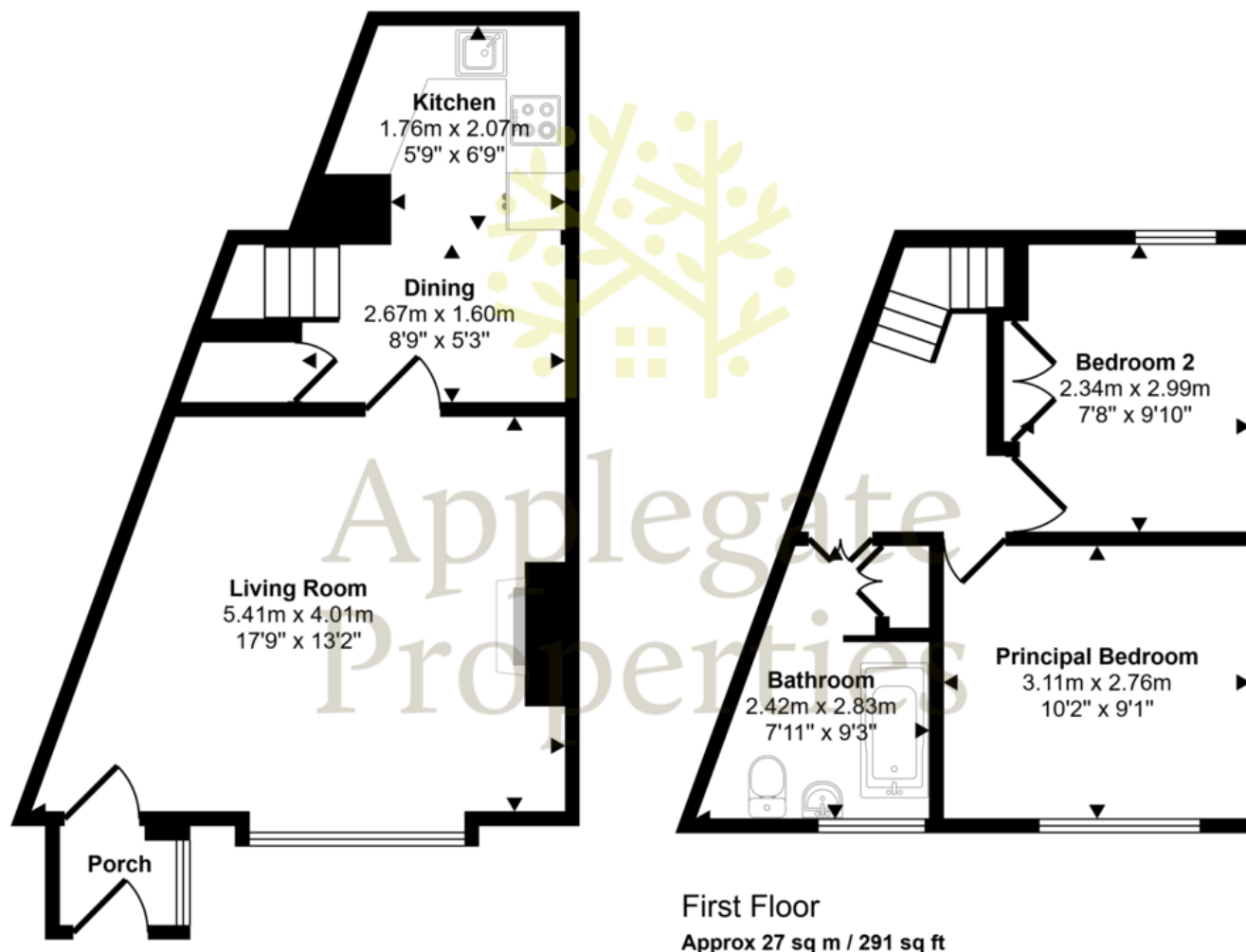








Approx Gross Internal Area  
59 sq m / 636 sq ft



**Ground Floor**  
Approx 32 sq m / 345 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		88 B
69-80	C		
55-68	D	55 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 – 1.00pm

Sunday - CLOSED

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