



Applegate  
Properties



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- Characterful Lodge House
- Three beds plus study
- Garden and Garage
- Quirky period interior

**Springwood Road, Thongsbridge, Holmfirth, HD9 7SJ**

**Offers over £365,000**

A most attractive, characterful and deceptively spacious three bed plus study lodge house with gardens and large garage close to popular Holmfirth and regarded schooling.





## PROPERTY DESCRIPTION

Affording characterful and quirky yet spacious and versatile accommodation which may well be of interest to a variety of buyers including the young family or down-sizer is this most intriguing stone detached lodge house. Maintaining a wealth of period charm throughout yet offering excellent further potential and scope to personalise, this unique property is ideally placed close to regarded schooling as well as the popular and varied shops, restaurants and amenities of nearby Holm firth.

Having gas central heating and part double glazing the accommodation comprises: Entrance Porch with cloaks storage and inner door to Hall, spacious Living Room with feature coal effect fire having dual aspect with Gothic style windows, inner lobby with understairs store and ground floor Wet Room with fitted shower, spacious open Dining Kitchen with arch to Snug/Sun Lounge with French doors to garden and door to Study/Bedroom Four.

To the First Floor a landing with drop down ladder gives access to a useful boarded loft with Velux style rooflight affording a host of uses. To the First Floor are three bedrooms (two double) and House Bathroom furnished with a three piece white suite, over bath shower and tiled surround. Externally, the property is approached via a sweeping shared driveway leading to a paved parking area and access to a large garage, double up and over door and further storage as well as power and lighting. Opposite to the property frontage is a pleasant, well established raised garden with lawn, well stocked borders and vegetable plot. While a path to the side and steps lead to a further rear garden which includes a lawn, seating area and stone walled boundaries.

EPC: D

Council Tax: Band D

Tenure: Freehold (House & Garage are understood to be on separate titles).

No Vendor Chain.

Solar Panels: the property has solar panels to the roof believed to have been installed around 2005. Details of specific tariffs available upon request.

**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 Holm firth 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.







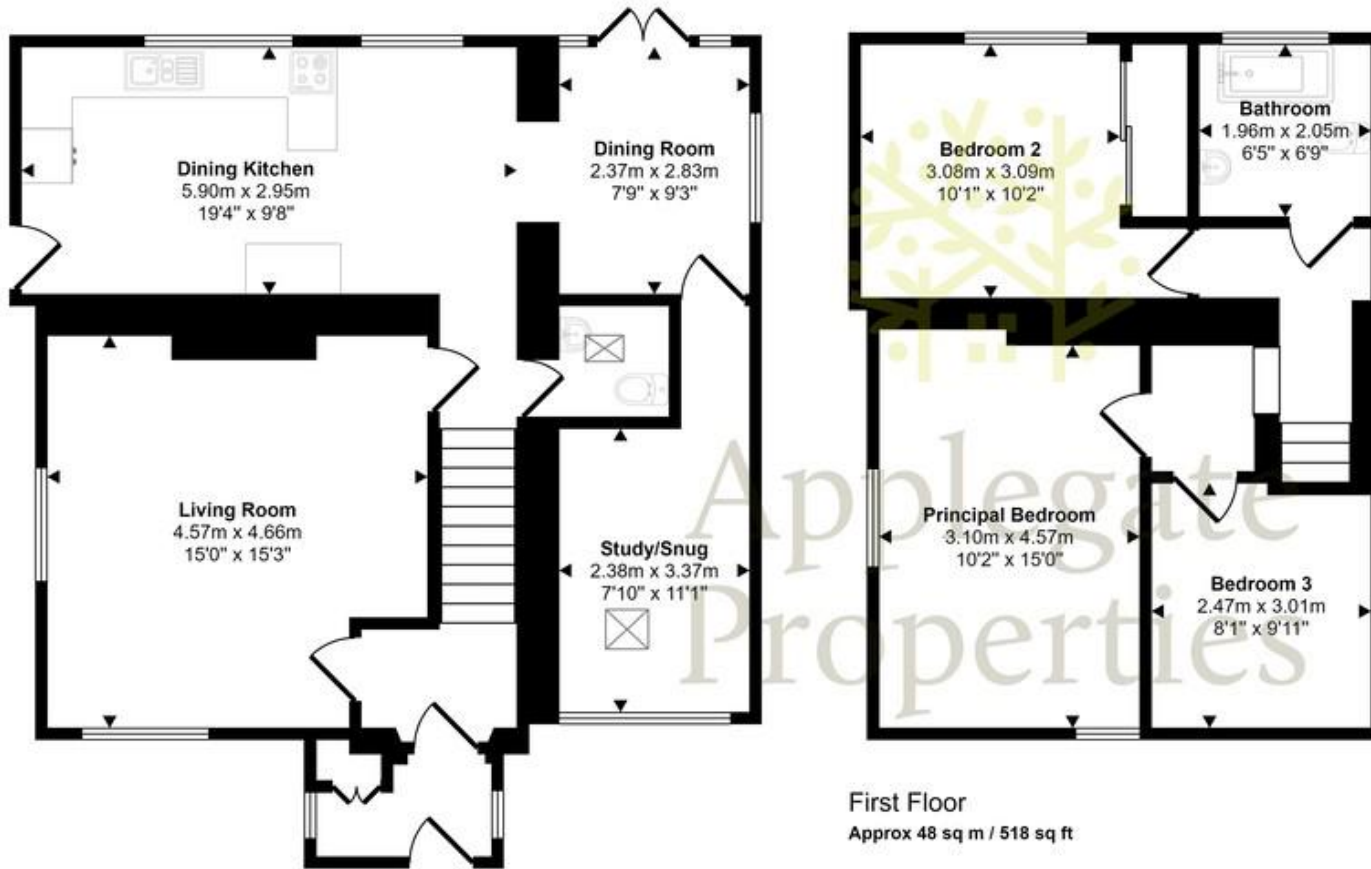






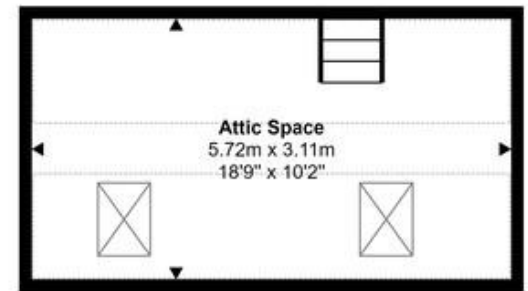


Approx Gross Internal Area  
137 sq m / 1480 sq ft



Ground Floor  
Approx 72 sq m / 770 sq ft

Denotes head height below 1.5m



Second Floor  
Approx 18 sq m / 192 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79  C
55-68	D	57  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.

#### Copyright

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED

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