



Applegate  
Properties



**Calf Hill Road, Thongsbridge, Holmfirth, HD9 3TG**

**Guide Price : £475,000 to £500,000**

A spacious four bedroom period semi detached with gardens, garage and parking in elevated position on edge of popular Holmfirth.

- Period semi detached
- Spacious four bed interior
- Excellent further potential
- Garage & gardens
- Excellent potential to improve & refurbish



## PROPERTY DESCRIPTION

Nestled in a prominent elevated position close to popular Holm firth and regarded schooling is this substantial and characterful period semi-detached property. Having historic charm alongside modern versatility, ideal for larger or blended families, the property offers excellent further potential to improve and remodel to our own requirements. Offering four bedrooms and two bathrooms, this home is thoughtfully designed to accommodate a growing family's needs.

The impressive hallway, featuring a sweeping staircase, sets a grand tone upon entry. The sitting room, with its dual elevation and open fireplace, provides a cozy retreat, while the expansive dining/living room offers ample space for family gatherings and entertaining. This room also leads to a large cellar with three basement rooms, perfect for additional storage or potential conversion (subject to relevant consents).

The spacious breakfast kitchen, with its terracotta tiled flooring and useful walk-in larder/pantry is both practical and inviting, complemented by a secondary spiral staircase to the first floor. A utility/study space offers convenient access to both the front and rear of the property.

Upstairs, a spacious landing leads to the principal bedroom, a house bathroom with a luxurious four-piece suite, and a second bedroom that connects to an additional bedroom, ideal for family or guests. A secondary landing provides access to the fourth bedroom, another shower room, and the spiral staircase back to the kitchen.

Externally, the property features a single garage, with steps leading up to the house, surrounded by banked gardens. The generous terraced rear garden offers ample space for outdoor enjoyment, with additional parking accessible via a nearby lane. This unique property in desirable Holm firth presents a perfect blend of character, space, and potential, ready to be transformed into your dream home. No Vendor Chain.

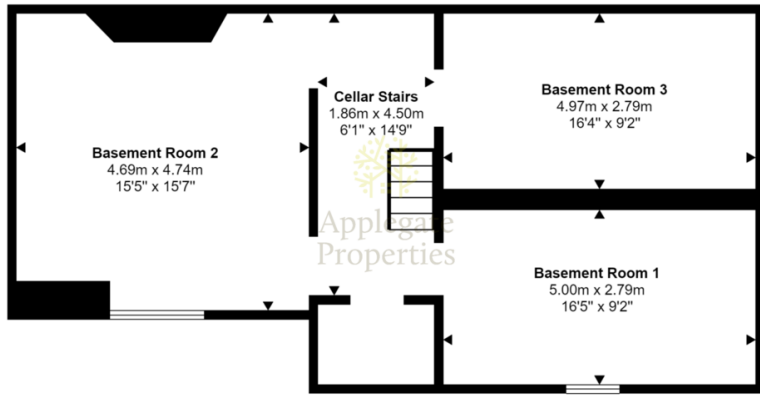
**MATERIAL INFORMATION:** We understand that this property is connected to mains water and drainage, mains electricity and gas.

EPC: awaiting  
Council Tax Band: F  
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 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.

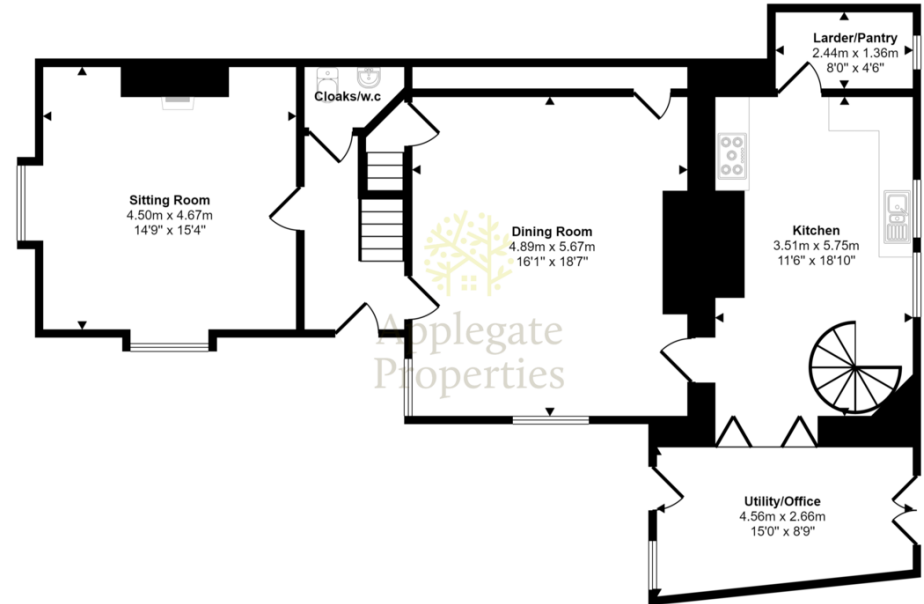






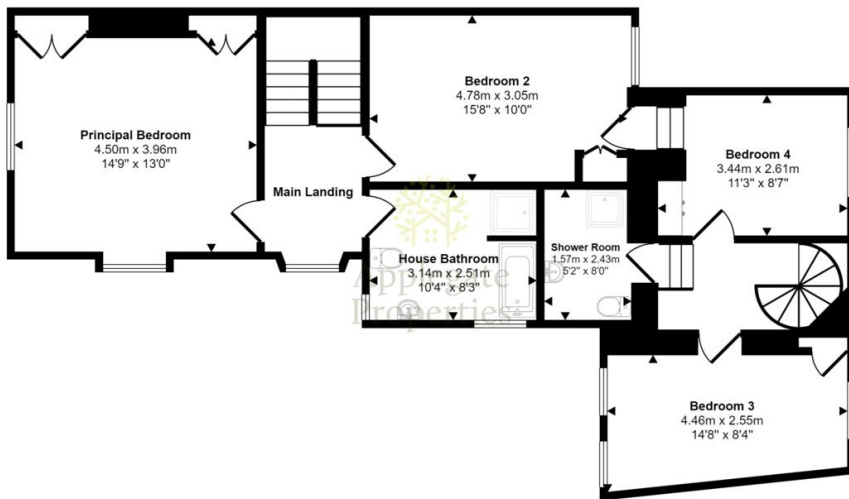
**Lower Ground Floor**  
Approx 64 sq m / 693 sq ft

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.



**Ground Floor**  
Approx 103 sq m / 1105 sq ft

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**First Floor**  
Approx 87 sq m / 941 sq ft

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**Garage**  
Approx 13 sq m / 138 sq ft

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 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