



# Snow Gate™

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properly



## 44 Ford Gate

Hinchliffe Mill, Holmfirth, HD9 2NZ

Unfurnished - Spacious one bedroom cottage with additional loft room and outside space. Briefly comprising entrance lobby, living room with feature fireplace, kitchen, to the first floor a kingsize bedroom with dressing room and stylish bathroom, spiral staircase leads to the loft room ideal for storage or working from home. Overlooking the river Holme and conveniently located for all the Holmfirth amenities.

Available now.

£750 Per Calendar Month

# 44 Ford Gate

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- SPACIOUS ONE BEDROOM COTTAGE WITH LOFT ROOM
- STYLISH BATHROOM AND DRESSING AREA
- CLOSE TO LOCAL AMENITIES & COUNTRYSIDE
- COUNCIL TAX BAND A
- STUNNING RIVERSIDE SETTING AND OUTDOOR SPACE
- AVAILABLE NOW WITH £750 DEPOSIT/BOND

## Entrance Lobby

## Living Room

17'3 x 12'2 (5.26m x 3.71m)

## Kitchen

13' x 5'8 (3.96m x 1.73m)

## Master Bedroom

14' x 13'4 (4.27m x 4.06m)

## Bathroom

10'1 x 6'9 (3.07m x 2.06m)

## Loft Room

13'3 x 10'1 (4.04m x 3.07m)

## Outside Space

## Parking



## Directions

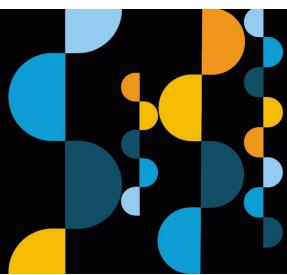




## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Projected	Current
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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