



10 Squarefield, Scholes Moor Road, Scholes, Holmfirth, HD9 1SH  
£210,000

**bramleys**

Located in a semi-rural position is this one bedroom, plus attic room, stone built mid through by light terrace property which provides traditional accommodation laid out over 4 floor levels. This quaint, traditional cottage has been lovingly restored in previous years by the current vendor to include charming features such as exposed beams to the ceiling, stone walls, handmade bespoke wood units and a multi fuel stove. Enjoying a pleasant aspect across the adjacent countryside, the property has the benefit of uPVC double glazed windows and a gas fired central heating system and comprises in brief:- lounge, lower ground floor kitchen, first floor landing, bedroom, bathroom and second floor attic room. Externally, there is a stone flagged pathway providing a right of way for the neighbouring properties. Being in such a position as to take advantage of the surrounding countryside, this delightful property is conveniently located for village amenities, with Holmfirth town centre approximately 1.5 miles away.



## GROUND FLOOR:

### Lounge

14'1" x 10'9" (4.31m x 3.29m)

This well proportioned reception room has two feature exposed stone walls and a multi fuel stove which is inset into stone surround. There is a uPVC double glazed window, traditional style radiator, a useful fitted cupboard to one alcove, a staircase ascending to the first floor landing, access to the lower ground floor kitchen and a uPVC external door.

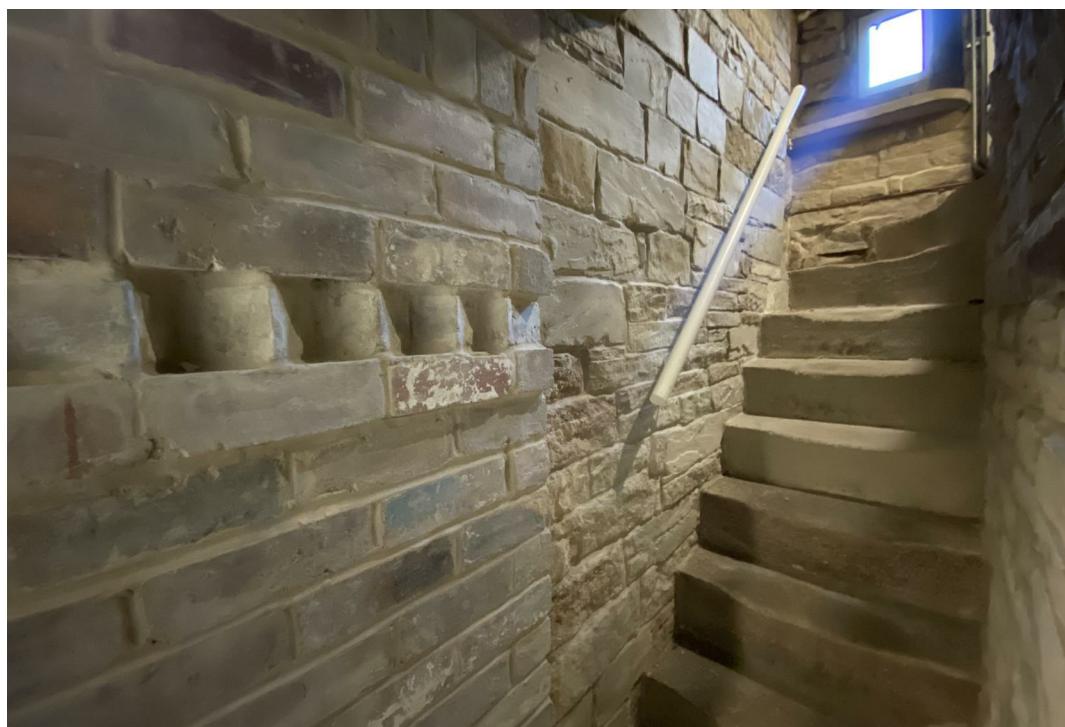
## LOWER GROUND FLOOR:

### Kitchen

6'11" x 7'11" (2.12m x 2.43m)

Having feature exposed stone and bricks walls, the kitchen features bespoke handmade solid wood fitted units complimented with a solid wood worktop, inset double pot sink, traditional style radiator, unit for housing a freestanding fridge freezer and a 4 ring electric hob with electric oven beneath.

## FIRST FLOOR:



### Landing

Having a feature exposed stone wall and a staircase ascending to the attic room.

### Bedroom

13'11" x 9'9" (4.26m x 2.98m)

This good sized bedroom has two uPVC double glazed windows allowing ample light with views across the adjacent countryside, a traditional style radiator, two feature exposed stone walls and feature exposed beam to the ceiling.

### Bathroom

Being furnished with a three piece white suite incorporating a freestanding bath with shower attachment, low flush WC and a hand wash basin. There is a uPVC double glazed window, exposed stone wall, traditional style radiator and a wall mounted Baxi condensing boiler.

## SECOND FLOOR:



## Attic Room

14'2" x 15'2" (4.34m x 4.64m)

Being of generous proportions, this attic room has two feature exposed stone walls complimented with exposed beams to the ceiling which is open to the rafters. There a uPVC double glazed window side elevation, a traditional style radiator, three Velux windows, fitted storage cupboards, one housing plumbing for an automatic washing machine.

Please note, there is restricted roof height.

## OUTSIDE:

There is a pathway to the front of the property providing a right of access for the neighbouring properties. On street parking is available on Scholes Moor Road.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

The property is located off Scholes Moor Road, at the crossroads with Cross Lane, before the speed limit turns to 50MPH. Please note, we would advise parking on Scholes Moor Road and walking down to the property.

## TENURE:

Freehold

## COUNCIL TAX BAND:

A

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

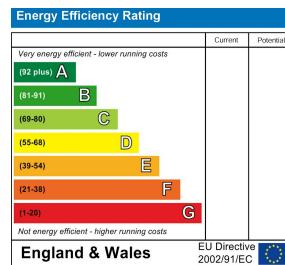
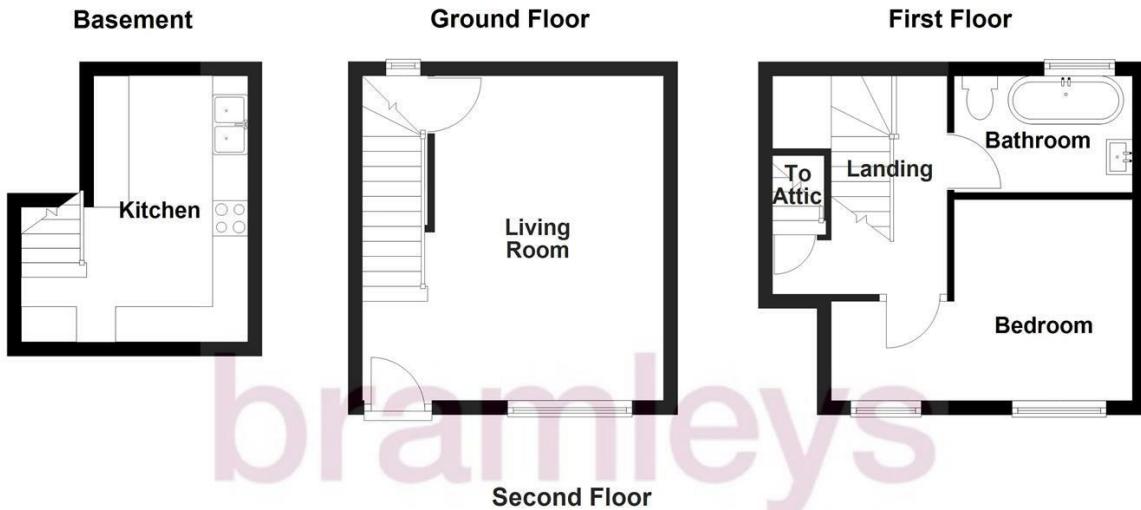
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

Please call our office to book a viewing on 01484 530361.







#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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