







## Barracks Fold Hepworth, Holmfirth

Offers In Region Of £160,000

NESTLED IN THE HEART OF THE HIGHLY SOUGHT-AFTER RURAL VILLAGE OF HEPWORTH, NEAR THE CHARMING TOWN OF HOLMFIRTH, THIS TRADITIONAL STONE MID-TERRACE COTTAGE EFFORTLESSLY BLENDS CHARACTER AND COMFORT.

Steeped in history and brimming with charm, the property retains many original features, including striking stone mullion windows, an impressive stone fireplace housing a gas-burning stove, and an exposed feature stone wall in the lounge - all adding to the home's unique appeal.

The accommodation is arranged over two floors. On the ground floor, you are welcomed by an entrance area that leads into a spacious open-plan lounge and kitchen, creating a warm and inviting space ideal for both relaxing and entertaining. Upstairs, the first floor offers two well-proportioned bedrooms and a modern family bathroom.

Additional benefits include double-glazed windows throughout and a gas central heating system,



ensuring year-round comfort and energy efficiency. The cottage is situated on an unadopted road, offering a peaceful setting with the added convenience of residents' parking.

Hepworth is a picturesque village surrounded by rolling countryside, providing a truly rural lifestyle while still being within easy reach of major road networks and nearby towns. This charming home offers the perfect balance of tranquil village living and accessible modern convenience - an ideal opportunity for those seeking a characterful retreat in a desirable location.

#### **ADDITIONAL INFORMATION**

Council Tax: A

EPC: TBC

Tenure: TBC

Parking: Road Parking

#### **UTILITIES**

Electric: TBC

Gas: TBC

Water: TBC

Heating: TBC

Broadband: Fibre to the Cabinet Broadband

Mobile Coverage: 4G

## AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





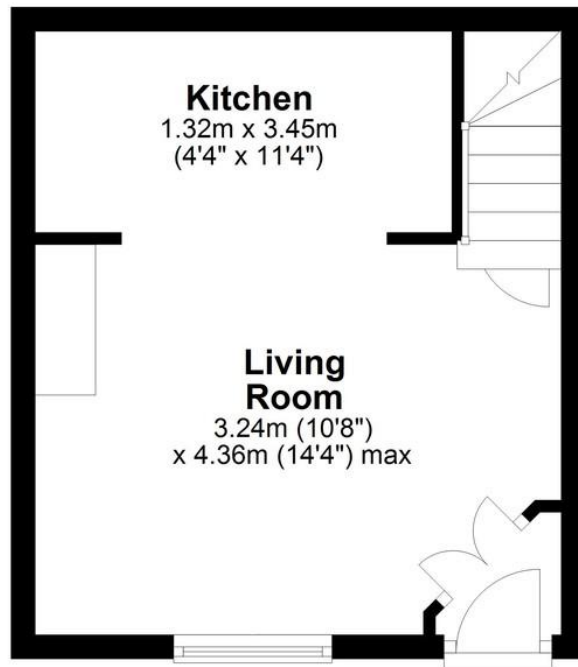






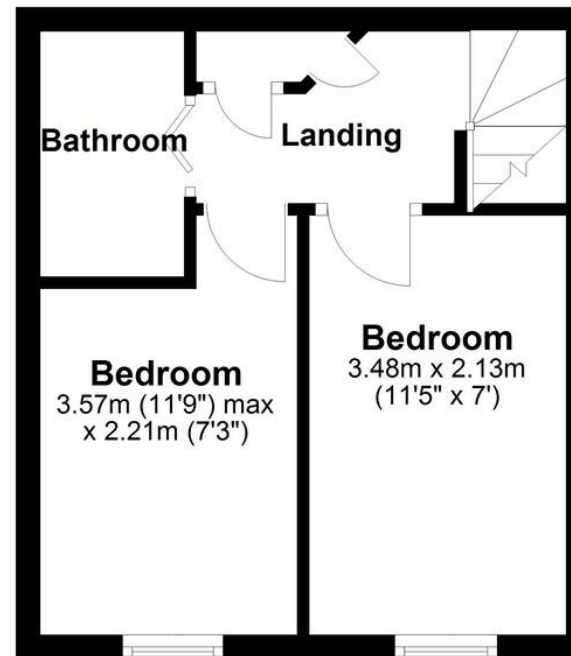
## Ground Floor

Approx. 20.6 sq. metres (222.0 sq. feet)



## First Floor

Approx. 21.8 sq. metres (235.1 sq. feet)



Total area: approx. 42.5 sq. metres (457.2 sq. feet)