



CORNERSTONE

The Workshop, Towngate, Hepworth, Holmfirth, HD9 1TE



2 x  | 2 x  | 1 x  | 1 x  | D 





Towngate £1,660 PCM

The Workshop Hepworth offers a perfect example of industrial design crossed with Scandinavian minimalism, both outside and in.

Influenced by the original aesthetics of the old joiners workshop, parts dating back to the 17th century, the owners have sympathetically converted the space into a contemporary detached home, with eco credentials.

Being located in the village of Hepworth's conservation area, much of the project was determined by the original design and aesthetic of the building along with the designer owner wanting to keep a focus on sustainability. From the Green coat plx zinc roof to the eco friendly Air Source heating system which provides each room with underfloor heating controlled individually with a touch screen thermostat, every detail has been considered.

On entering, the underfloor heated stone flagged entrance hall, you are welcomed into the property, and immediately leads to the internal garage entrance, boot room and ground floor WC.

Up the wooden stairs you are presented with a contemporary stainless steel open plan kitchen which includes an induction range cooker, microwave, fridge/freezer and dishwasher. The space opens up to the double height open plan dining and living area underneath a large roof window.

A mezzanine floor above the kitchen overlooks the dining and living areas, and contains a desk and an arm chair for work or chill out.

Off the main living area, 2 beautifully appointed double bedrooms and a stylish shower room complete the internal space of The Workshop.

The external credentials of the property boast two parking spaces on the cobbled driveway to the front, and a private patio area to the side.

IMPORTANT INFORMATION

THE WORKSHOP IS FURNISHED. THE MARKETING PHOTOGRAPHS OF THIS PROPERTY BOARDLY REPRESENT HOW IT WILL BE LET. THE LANDLORD RESERVES THE RIGHT TO REMOVE ITEMS.

The property has an eco-friendly Air Source Heat Pump which helps to reduce the workshops carbon footprint and utility bills.

Available September 2024

Council Tax Band - D

Holding Deposit - £365.00

Bond - £1,800.00.

1) NO SMOKING OR E CIGARETTES INSIDE THE PROPERTY.

Applying for this property - The process for an applicant(s) wanting to rent this or one of our property(s). An application(s) form(s) must be completed and once we deem your application likely to fulfil our formal referencing checks and the landlord/landlady is happy to grant the tenancy based on the terms negotiated or specified will shall require a holding deposit to secure the property and remove it from the market while our formal referencing checks are completed. The holding deposit is the equivalent to one weeks rent. The holding deposit will either be debuted from your first month's rental payment or bond. If false information has been provided and this causes your application to be rejected/fail our referencing checks your holding deposit will be retained.

Client Money Protection Scheme - We are members of 'Client Money Protect' and our membership number is CMP004399.

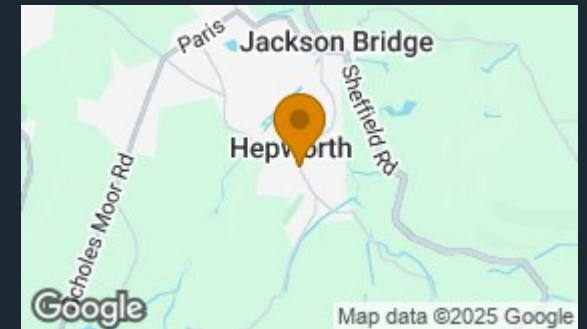
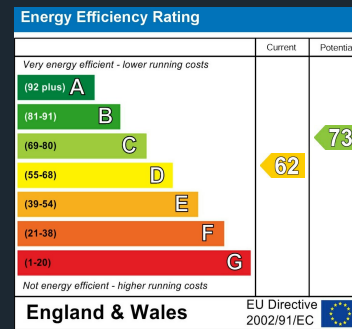
Our Redress Scheme - The Property Ombudsman - Our Agent Number D11805.

Please visit our website - Cornerstone Sales & Lettings - To View Our Schedule of Fees.



Local Authority
Kirklees Council

Council Tax Band
D





Cornerstone Lettings
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk