



Applegate  
Properties



- Attractive mid cottage
- Two bedrooms
- Superbly presented throughout
- Characterful yet modern interior

**Paris, Scholes, Holmfirth, HD9 1SY**

**Guide Price £160,000 - £165,000**

A most characterful yet fully modernised two bedroom cottage with small garden in the heart of sought after Scholes village.





## PROPERTY DESCRIPTION

Affording most characterful yet fully modernised accommodation is this attractive stone mid cottage. Offering a well planned two bedroom interior which includes contemporary fittings to the kitchen and bathroom as well as a neutral décor throughout. Having gas central heating and double glazing and being ideally placed only a short distance from popular village amenities and regarded schooling, the property may well be of interest to a variety of buyers including the first time buyer or downsizer.

In brief the accommodation comprises Entrance Lobby with tiled flooring, spacious yet cosy Living room with ceiling beams and bi-folding doors to Kitchen fitted with a range of contemporary units, integrated appliances and useful pantry store.

To the First Floor are Two Bedrooms and Bathroom furnished with a stylish and modern three piece white suite including over bath shower and towel rail radiator with contrasting half tiled surround.

Externally, the property has a small but very pleasant front cottage garden with lawned and paved areas and mature hedged screening providing a good degree of privacy.

**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 Holmfirth 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.



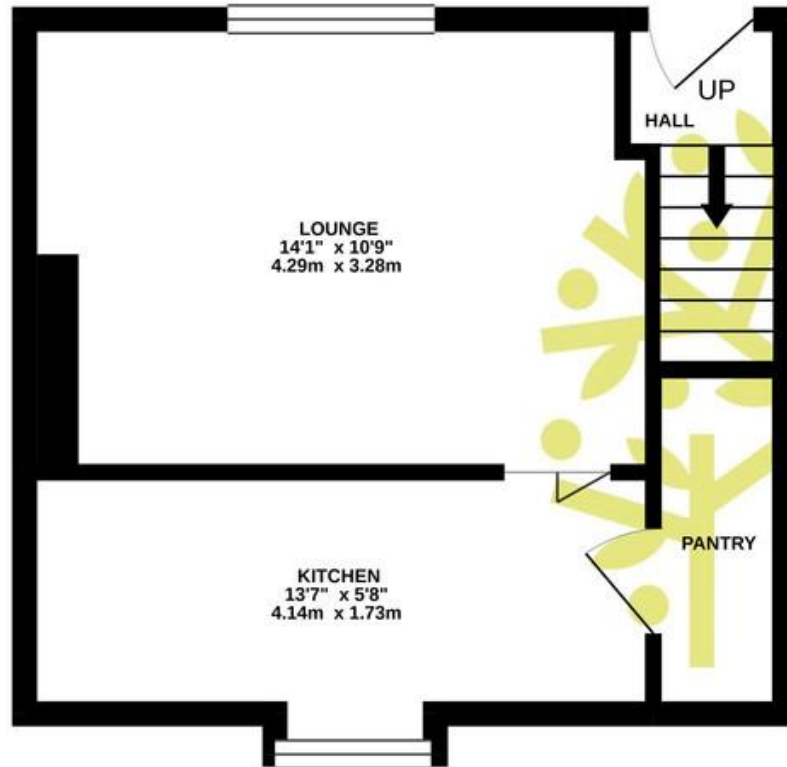




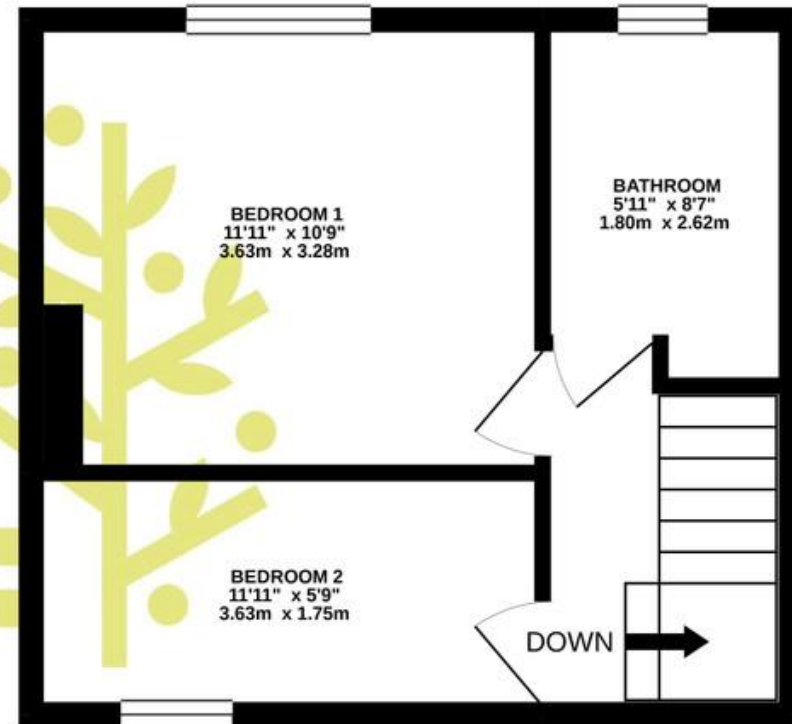




## GROUND FLOOR

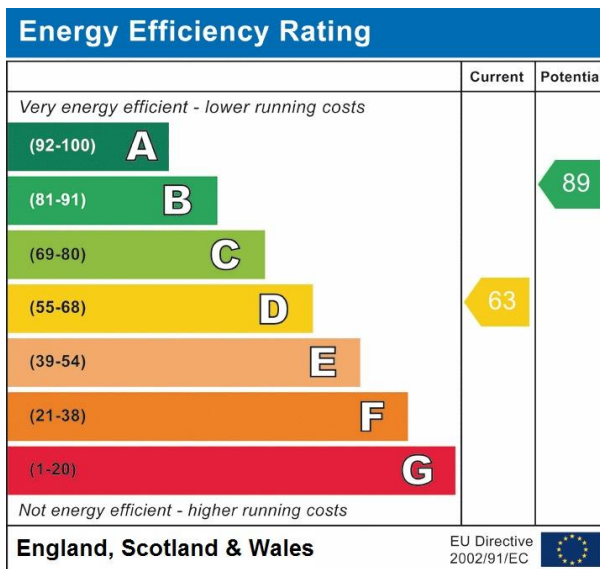


## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Address:  
Paris, Scholes

### 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

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.

### 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 – 5.30pm

Saturday – 9.00am – 4.00pm

Saturday – 4.00pm – 5.30pm (reception team)

Sunday – 9.00am – 5.30pm (reception team)

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info@applegateproperties.co.uk

#### Approving Your Sales Particulars

Using the information you have supplied with us, along with photography and measurements which were taken by the Applegate Properties whilst visiting the property, we have compiled a draft brochure for your approval.

Whilst we take care to comply with the Consumer Protection from Unfair Trading Regulations (2008) we cannot take responsibility for any inaccuracy, we therefore advise that adequate time is taken to check the details, measurements and photography.

**Please ensure you read through the full details and make us aware of any alterations prior to signing this document.**

#### EPC (Energy Performance Certificates)

It is a legal requirement that all property marketing material has the EPC details displayed wherever possible. Please notify us immediately if you cannot see a copy of the front page of your EPC displayed within the brochure.

#### Authorisation

I/We hereby authorise you to use the attached property details for marketing purposes and confirm that all the information contained within the sales particulars/brochure is true and accurate. I/We agree to update Applegate Properties should any aspects of these particulars become subject to change or alteration.

Signed .....

Date .....

Signed .....

Date .....