



Applegate  
Properties



- Modern Detached
- Three Bedrooms
- Garden and Driveway Parking
- Popular residential location

**Holmebank Mews, Brockholes, Holmfirth, HD9 7EA**

**O/A £239,950**

A well presented and modern three bedroom detached with off street parking and garden in popular village close to both Holmfirth and Honley.





## PROPERTY DESCRIPTION

Affording ideal accommodation for the young family is this well presented and modern three bedroom detached property. Being located on this popular residential development close to village amenities and easily accessible for both the Holme Valley and Huddersfield. Having gas central heating and double glazing the accommodation briefly comprises: Entrance Hall, Living Room with feature fireplace, Dining Kitchen with fitted units and French doors to rear garden.

To the First Floor are Three Bedrooms, Master having fitted wardrobes and Bathroom furnished with a modern three piece white suite.

Externally, the property has generous block paved parking to the front with further enclosed lawned garden to the rear.

**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.





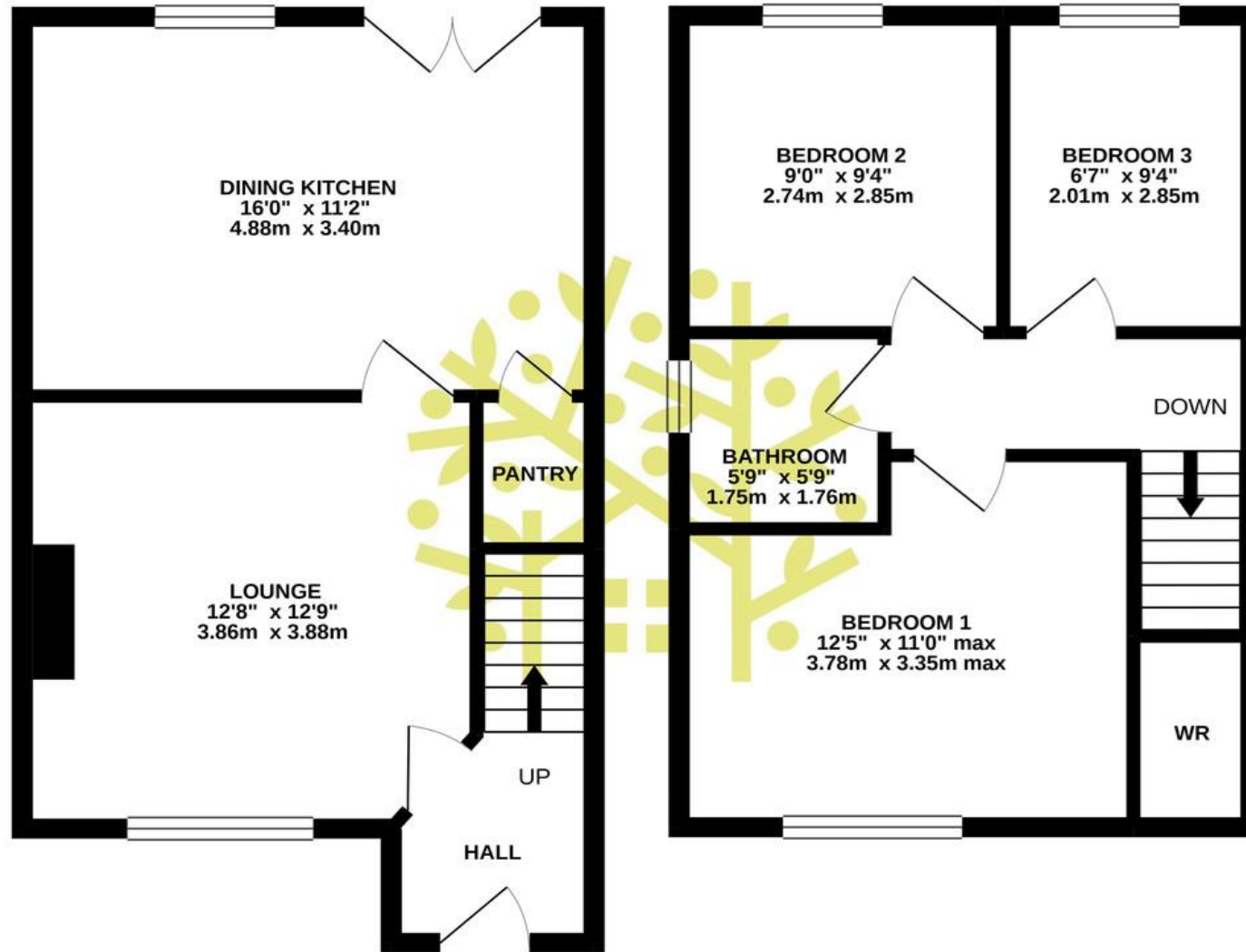


I

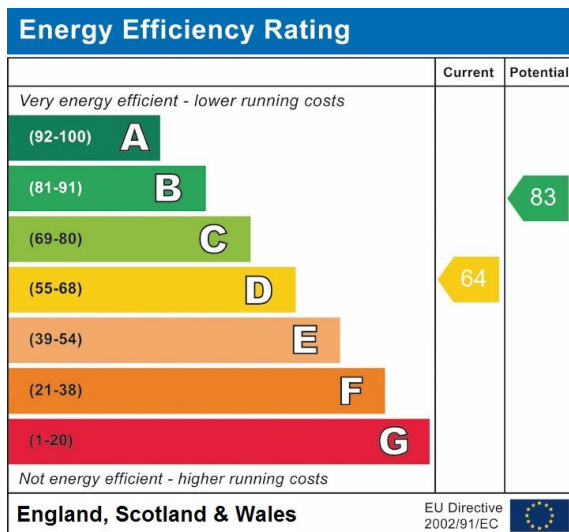


GROUND FLOOR

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.  
Made with Metropix ©2021



Address:  
Holmebank Mews, Brockholes

### 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.

Copyright: Drawing by Applegate Properties

### 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

Unauthorised reproduction prohibited

### 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)