



Applegate
Properties



- Modern Detached
- Four Beds & Two Baths
- Generous interior
- Gardens and Double Garage

New Mill Road, Honley, Holmfirth, HD9 6QT Guide Price £370,000 - £380,000

An individually built four bedroom detached with gardens and attached double garage easily accessible for Honley and wider Home Valley.



PROPERTY DESCRIPTION

An individually built four bedroom detached with gardens and attached double garage easily accessible for Honley and wider Holme Valley.

Offering ideal accommodation for the family buyer, being well placed for Honley and regarded local schooling is this attractive modern detached. Affording generous and well planned accommodation which includes four bedrooms, two bathrooms and two receptions, the property has gas central heating and briefly comprises: Hallway with useful understairs storage, spacious through Living Room with feature fireplace and double doors to side garden, separate formal Dining Room, fitted Dining Kitchen with access to attached Double Garage and Utility Room.

To the First Floor are Four Bedrooms, the Master having En suite Shower Room and additional House Bathroom.

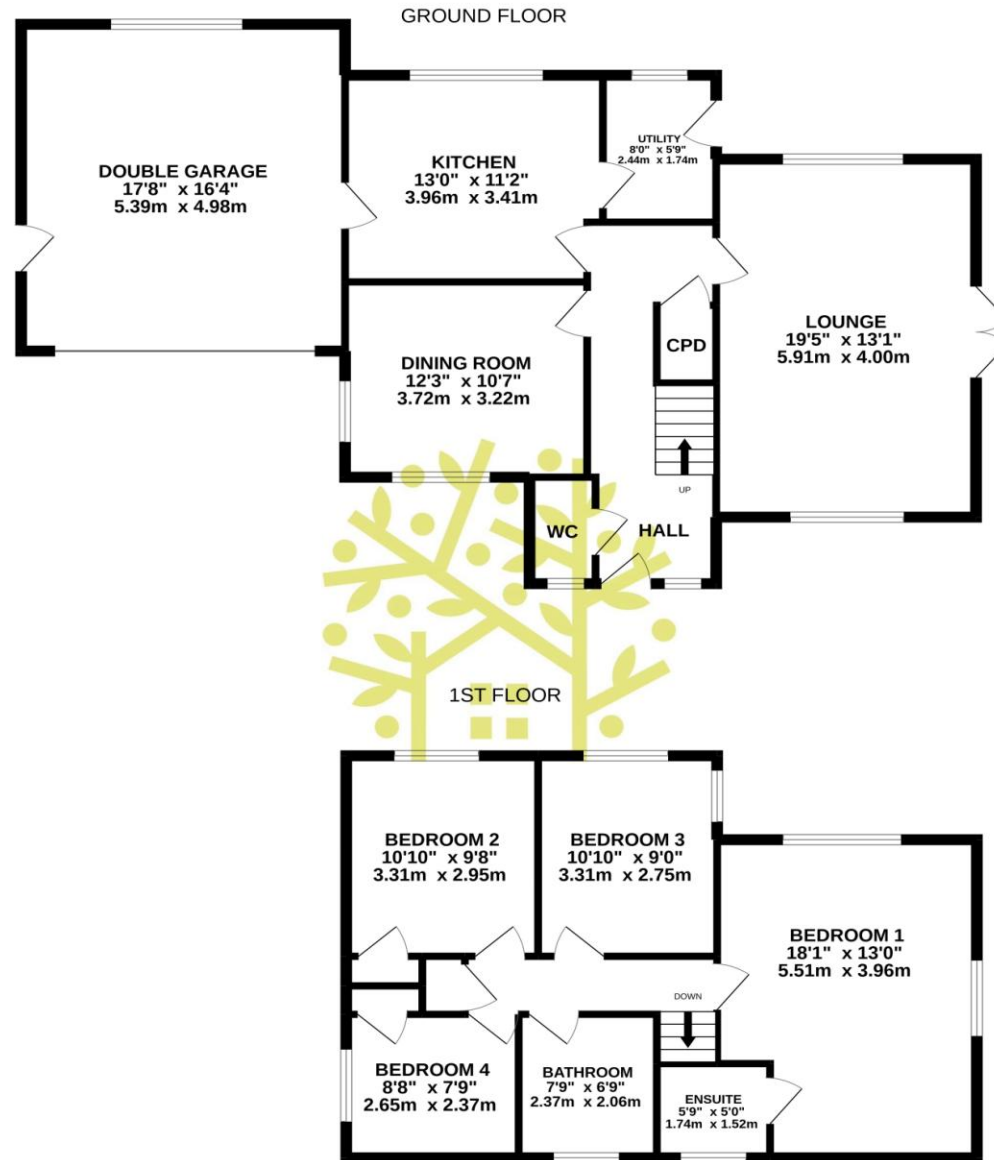
Externally, the property is accessed via a shared side lane which leads to private off street parking and access to the attached garage. Gates to either side lead to wrap around gardens with lawned and paved gardens to three side.

Tenure: Freehold
Council Tax Band: E
EPC rating: C

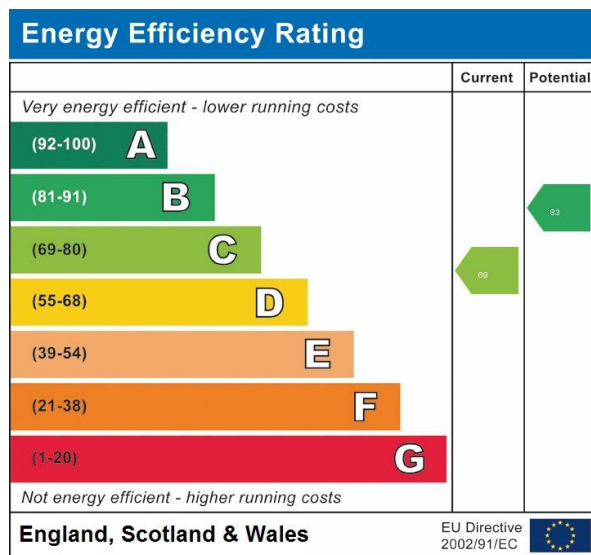
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact 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.







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:
New Mill Road, Holmfirth HD9 6QT

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.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday – CLOSED

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