



Applegate
Properties



- Detached property
- Four/five bedrooms
- Versatile family accommodation
- Cul-de-sac position

Netherlea Drive, Netherthong, Holmfirth, HD9 3EX

Offers over £350,000

A spacious and versatile four/five bed detached with gardens in pleasant cul-de-sac position close to popular village and nearby Holmfirth.



PROPERTY DESCRIPTION

Occupying a pleasant tucked away position yet being ideally placed close to popular village amenities and regarded schooling is this modern detached property. Affording versatile four/five bedroom accommodation which may well suit the family buyer, the property includes enclosed gardens, Conservatory extension and small garage/store.

In brief comprising: Entrance Hall with access to store room (part of original garage), Inner Hallway with access to cloaks/w.c, Study/Bedroom 5 (garage conversion), Living Room with feature fireplace and opening to Dining Room with sliding doors to Conservatory and Breakfast Kitchen with fitted units. To the First Floor are four generous bedrooms and house bathroom with four piece white suite. Externally, the property has a double width driveway to the front with side access to an enclosed rear garden which includes raised decked, paved and lawned area.

No vendor chain.

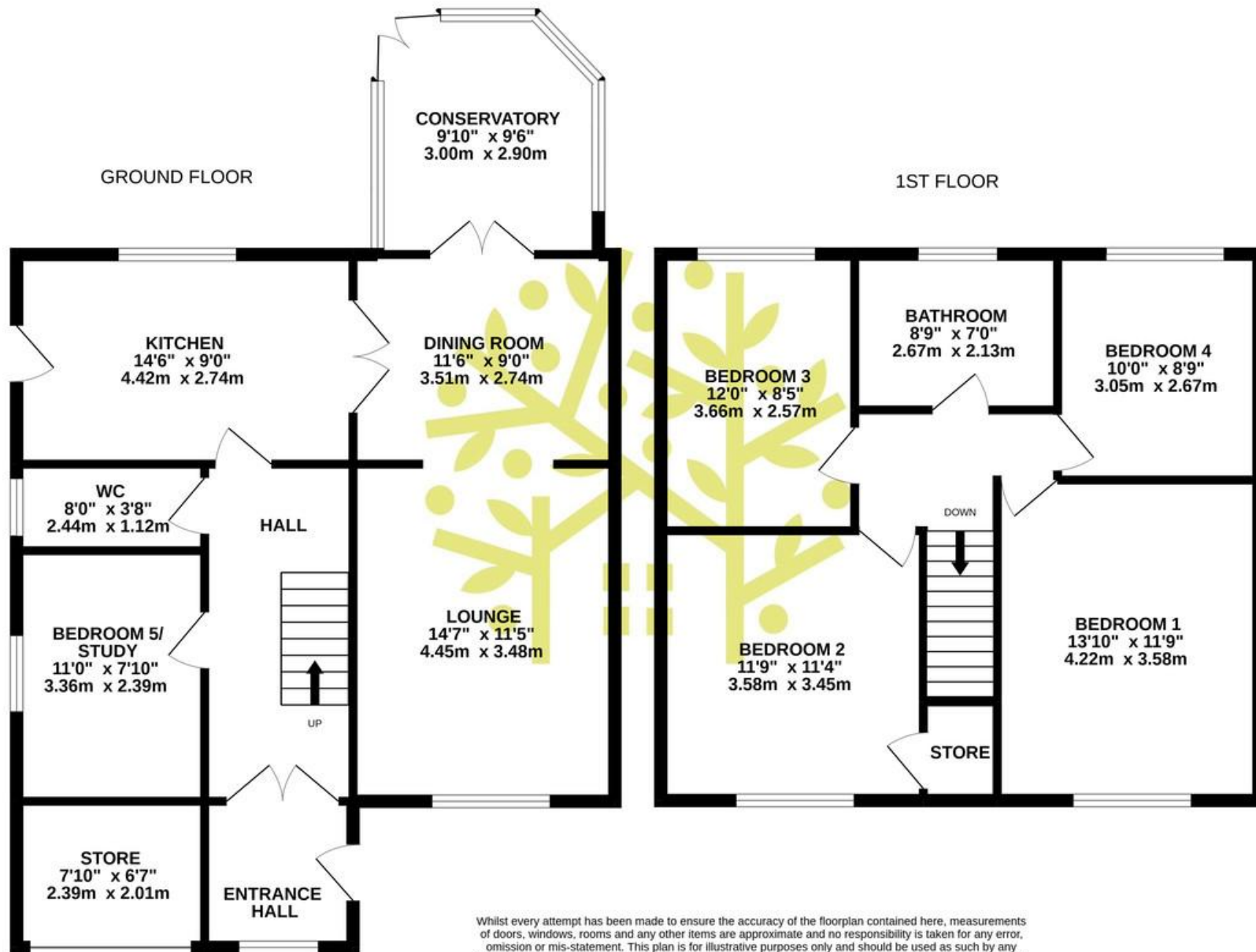
EPC Grade: C
Council Tax Band: E
Tenure: Freehold

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.

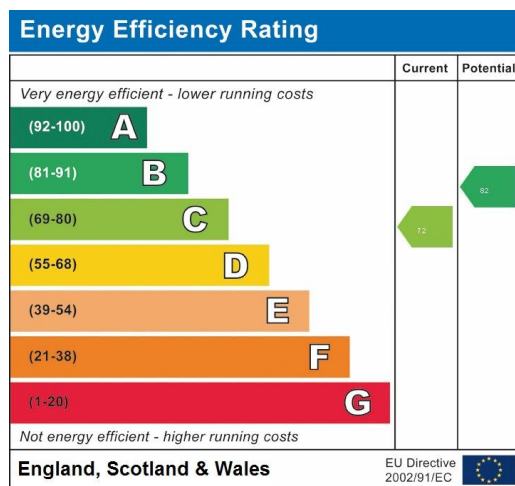


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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:
Newmarket Drive, 70 & 71, Llanegw...

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

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