



Applegate
Properties



- Detached Property
- Four Bedrooms
- Double Garage and Gardens
- Cul-de-sac position

Upper Meadows, Upperthong, Holmfirth, HD9 3HR

Offers Over: £360,000

A most deceptive and quirky four bedroom detached with conservatory extension, double garage and private gardens in popular cul-de-sac close to Holmfirth.



PROPERTY DESCRIPTION

Affording deceptively spacious and modern yet characterful accommodation is this interesting detached property. Affording a well planned four bedroom interior which may well suit the family buyer, the property occupies an elevated position within this regarded cul-de-sac on the fringes of popular Holmfirth. Being neutrally decorated throughout having gas central heating and double glazing the accommodation briefly comprises: Hallway with open staircase to first floor and feature arched windows, Cloaks/w.c housing modern two piece suite, generous fitted Dining Kitchen having fitted units, useful pantry/store and side access door, a bright and spacious Living Room with feature stove effect gas fire and double doors to delightful Conservatory extension with sliding doors to garden. To the First Floor and light and airy landing with fitted storage gives access to four good sized bedrooms, the Master having fitted wardrobes and En-suite shower room and further House Bathroom with three piece white suite, over bath shower and tiled surround. Externally, the property has a double width driveway providing off street parking leading to a double garage with side window, power and lighting. Steps to each side of the property lead to front and rear doors and onto the rear garden which is mainly laid to lawn with upper patio level and mature hedging providing a high degree of privacy.

Tenure: Freehold

Council tax band: F

EPC: C

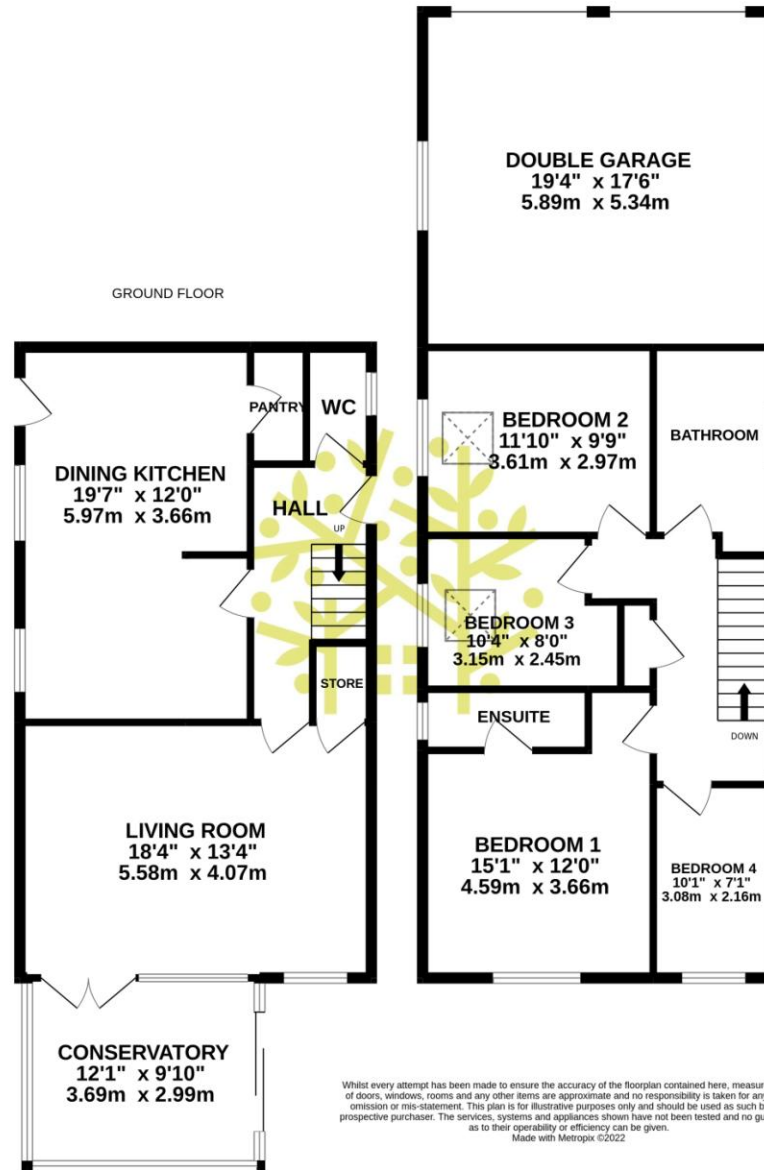
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact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



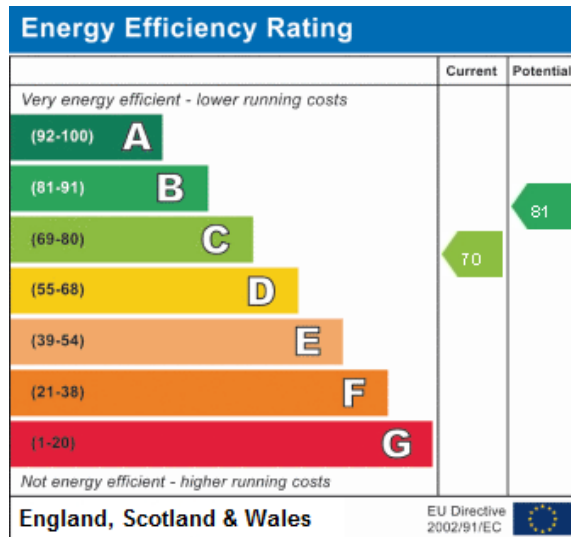


1ST FLOOR

GROUND 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:

Upper Meadows, 1 Upper Meadows

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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