



Applegate
Properties



- Attractive semi detached
- Two bedrooms
- Semi-rural location
- Open views

Cumberworth Lane, Lower Cumberworth, Huddersfield, HD8 8PR
Offers Over £155,000

A well presented two bedroom semi detached with parking close to village amenities and having open views to front and rear.



PROPERTY DESCRIPTION

Occupying a pleasant semi-rural position between the popular villages of Lower Cumberworth and varied amenities of nearby Denby Dale is this attractive two bedroom semi-detached. Affording a well presented and modernised interior, the property includes gas central heating and may well be of interest to a variety of buyers including the first time buyer or down sizer.

Commanding open views over adjoining countryside to front and rear and in brief comprising: Entrance Lobby, modern fitted Kitchen with double doors to generous Living Room having feature fireplace and open staircase. First Floor: Two bedrooms, both having fitted wardrobes and Bathroom furnished with a white suite and over bath shower.

Externally, the property stands on a shared side lane with access to nearby garage space currently offering private off street parking. No Vendor Chain.

Tenure: Freehold

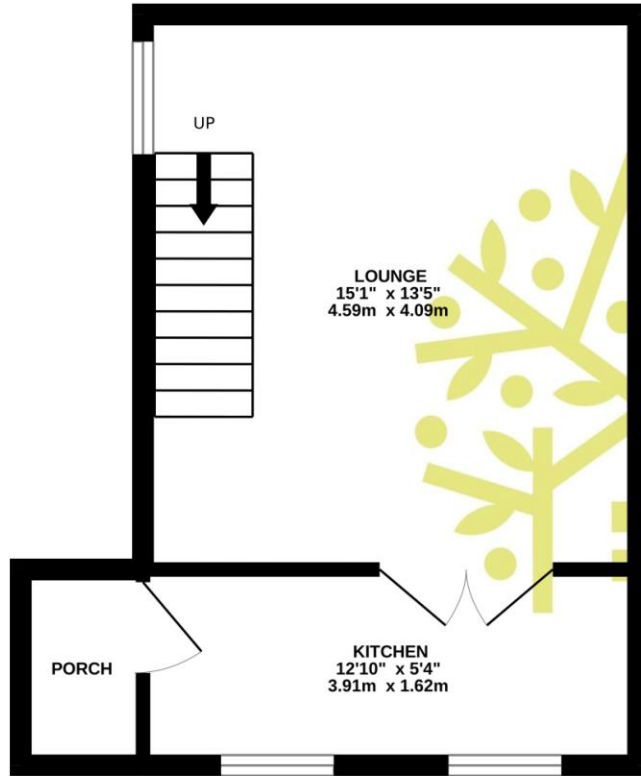
Council tax band: B

EPC: E

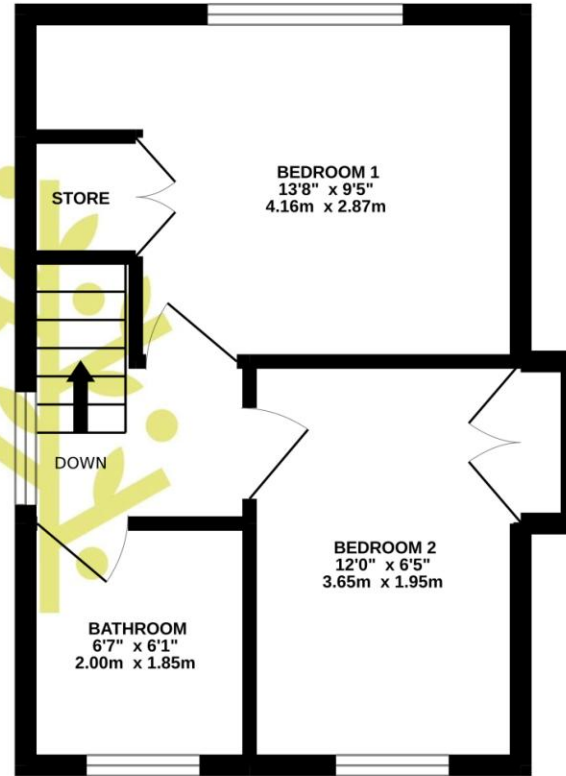
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact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



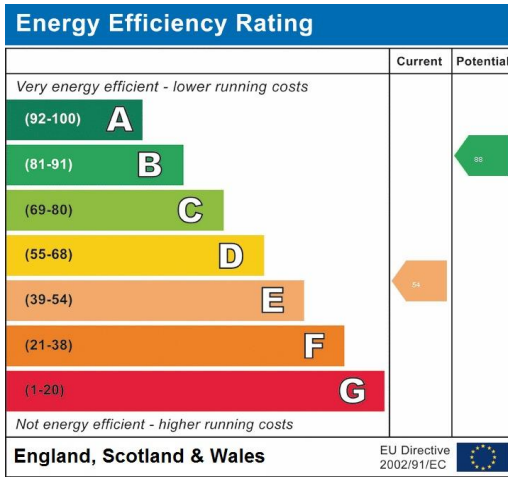
GROUND FLOOR



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:
Cumborough Park, Foss, Cumborough

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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