



Applegate
Properties



River Holme View, Brockholes, Holmfirth, HD9 7BP

**Offers in the excess of
£400,000**

- Modern Detached Property
- Four Bedrooms
- Conservatory Extension
- Idyllic riverside setting

A spacious stone four bedroom detached family home with garage and generous gardens occupying elevated and enviable riverside setting at the head of a desirable cul de sac.



PROPERTY DESCRIPTION

Occupying a pleasant and idyllic, elevated riverside setting with wooded views and private aspect to the rear is this generous executive style stone detached property. Affording spacious and well planned four bedroom accommodation which may well suit the family buyer, the property stands within a small cul-de-sac of similar properties and is also well placed for nearby regarded schooling, Brockholes train station and the nearby popular amenities of Honley village and larger Holmfirth.

Being well presented and including gas central heating (new boiler fitted November 2022) and solid oak doors, the accommodation comprise: Entrance Hallway with Cloaks/w.c, spacious through Living Room with Karedean flooring and a feature living flame gas fire in polished limestone fireplace and patio doors to rear garden, Fitted Breakfast/Dining Kitchen opening to Secondary Snug/Dining Room with Karedean flooring, fitted Utility room and delightful Conservatory extension with French doors to garden.

To the First Floor are four generous bedrooms, the principal having fitted wardrobes and large en suite bathroom and further House Shower room furnished with contemporary four piece suite.

Externally, the property has mature planting to the front with driveway parking leading to an integral single garage with useful storage and rear access to the garden. Gated access to the side leads to a generous landscaped garden having feature Indian stone paved patio with stunning garden pod providing a host of potential uses or entertaining space, further raised borders, decked seating area with timber summer house/store and secure railings overlooking the river. A further gate with steps leads down to terraced seating areas and access down to the river.

EPC Grade: D

Council Tax Band: E

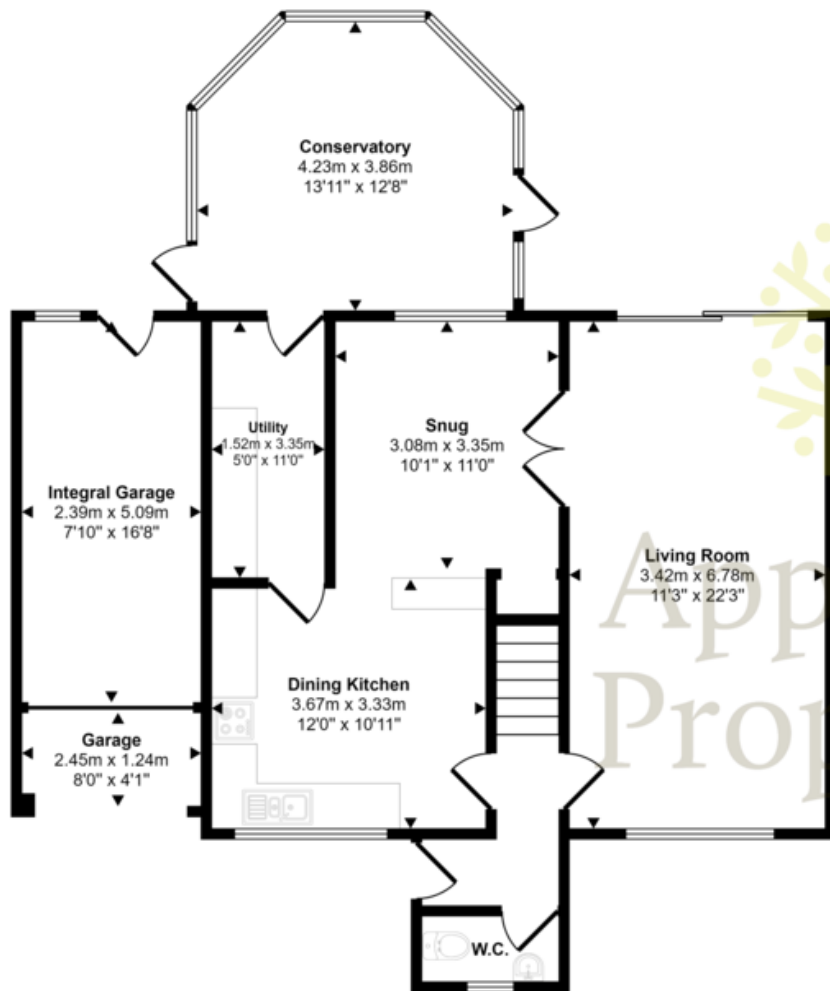
Tenure: Freehold

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 Contract 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.

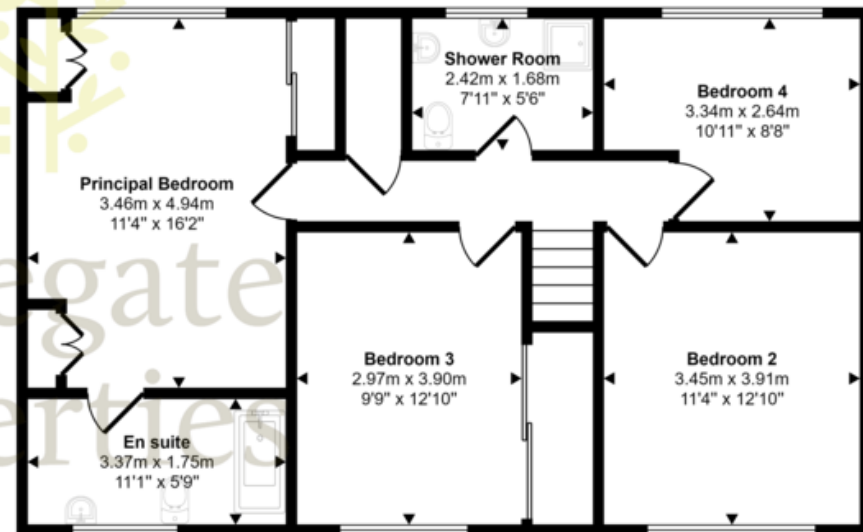








Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm