



Applegate
Properties



Royds Drive, New Mill, Holmfirth, HD9 1LH

Offers in the region of: £180,000

A fully and stylishly refurbished three bedroom property with gardens and parking close to schooling and popular Holmfirth.

- Spacious mid terrace
- Fully refurbished
- Three bedrooms
- Ideal for young family



PROPERTY DESCRIPTION

Being comprehensively and fully refurbished to a particularly high standard and including stylish décor and fittings throughout is this three bedroom mid terrace property. Affording well planned and deceptively spacious accommodation which may well suit the young family, the property is well placed for nearby schools, New Mill village and the varied and popular shops, restaurants and amenities of nearby Holmfirth. Having gas central heating the accommodation comprises: Entrance Lobby, Living room, spacious Dining Kitchen with contemporary units and integrated appliances, Utility room and separate Cloaks/w.c. To the First Floor a generous landing leads to three bedrooms and Bathroom furnished with a modern three piece white suite with over bath shower. Externally, the property has a generous lawned rear garden accessed via a shared walkway and tarmacked drive to the front.

Tenure: Freehold
Council Tax Band: A
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 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.





Approx Gross Internal Area
66 sq m / 713 sq ft



Ground Floor
Approx 34 sq m / 363 sq ft

First Floor
Approx 33 sq m / 350 sq ft

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		87 B
69-80	C	71 C	
55-68	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.

Copyright

Unauthorised reproduction prohibited

Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday – CLOSED