



Applegate  
Properties



## The Cutting, Brockholes, Holmfirth, HD9 7HL

Asking Price £235,000

- Modern townhouse
- Two double bedrooms
- Stylish interior
- Cul-de-sac setting

A modern mid townhouse offering spacious and contemporary two bedroom interior, gardens and parking in popular cul de sac close to regarded schooling and railway station.





## PROPERTY DESCRIPTION

Occupying a pleasant cul-de-sac setting is this attractive and modern mid townhouse. Affording a high quality and contemporary interior which includes stylish fittings throughout this superb property may well suit a variety of buyers including the professional couple, young family or down-sizer.

Being ideally located close to regarded local schooling and nearby railway station as well as being easily accessible for both the Holme valley and Huddersfield the accommodation comprises: Hallway with useful store, Cloaks/w.c and turned staircase to first floor, spacious Living Room with French doors to garden and Dining Kitchen fitted with a range of modern units and integrated appliances.

To the First Floor are two generous double bedrooms and Bathroom furnished with a contemporary three piece white suite with over bath shower. Externally the property has double width private driveway to the front with further external covered area. Opposite is a further area currently used as additional garden/play space but offering potential space for storage. To the rear can be found a tiered private garden with lower paved patio and upper level all designed for ease of maintenance.

Council Tax Band: B

EPC: C

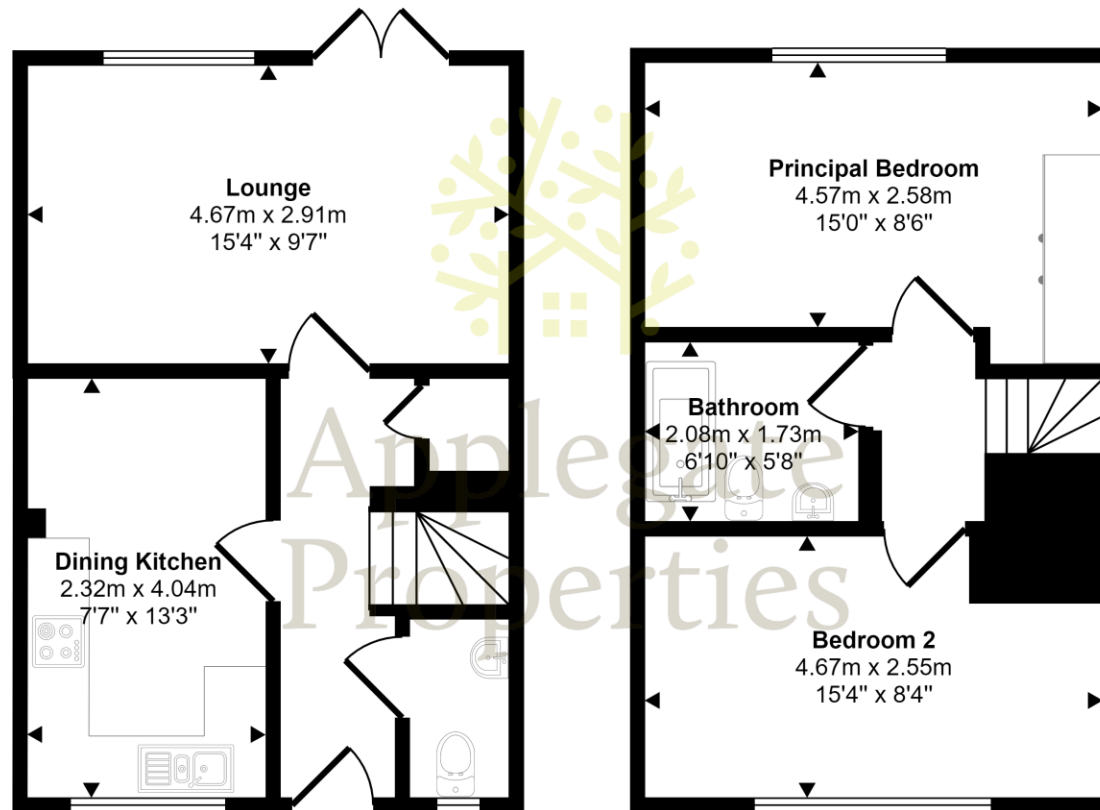
Tenure: Freehold

**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.





Approx Gross Internal Area  
66 sq m / 711 sq ft



**Ground Floor**  
Approx 33 sq m / 359 sq ft

**First Floor**  
Approx 33 sq m / 352 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		92   A
81-91	B		
69-80	C	79   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.

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#### Measurements

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#### 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