



Applegate  
Properties



- Period Semi-Detached
- Three Bedrooms
- Requires Refurbishment
- Garden & Parking

**Fern Lea, Bill Lane, Holmfirth HD9 1XY**

**Offers over £200,000**

A three bedroom semi detached with gardens, parking and far reaching views requiring refurbishment in popular village setting .



## PROPERTY DESCRIPTION

Occupying a pleasant tucked away position with open views over fields to the rear is this attractive semi detached property. While the property does require some updating it offers the eventual purchaser a rare opportunity to refurbish and remodel to their own needs and create a delightful family home. Being located close to popular village amenities, regarded schooling and nearby Holmfirth itself, the property may well suit the needs of a variety of buyers including the young family or down sizer.

Having gas central heating and double glazing, the accommodation comprises: Side Entrance Porch, Hallway with door to garden, access to useful cellar and stairs to first floor, Living Room with tiled fireplace and views to the rear, Dining/Sitting Room with gas fire and open arch to fitted Kitchen area.

To the First Floor a landing area with access to loft space leads on to two double bedrooms, third single and House Bathroom furnished with an older style three piece white suite with half tiled surround.

Externally, the property is approached via a shared lane leading to a block paved parking area with raised lawn and flower beds. Access to the side leads to a further garden with lower lawn and drystone walled boundary with pleasant open aspect and views over adjoining fields. No vendor chain.

EPC: E  
Tenure: Freehold  
Council Tax: 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.



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Approx Gross Internal Area  
82 sq m / 879 sq ft



Ground Floor  
Approx 43 sq m / 465 sq ft

First Floor  
Approx 39 sq m / 415 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		84   B
69-80	C		
55-68	D		
39-54	E	48   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