



Applegate  
Properties



- Extended detached property
- Four bedrooms
- In need of refurbishment
- Tandem garage and gardens

**Town End Avenue, Holmfirth, HD9 1QW**

**Guide Price £375,000 - £395,000**

A deceptively spacious and extended four bedroom detached with tandem garage and gardens in popular village location, requiring refurbishment.



## PROPERTY DESCRIPTION

\*\*\* GUIDE PRICE £375,000 - £395,000 \*\*\*

A rare opportunity to acquire this detached property with far reaching views, which while requiring refurbishment and modernisation offers excellent potential to create a generous family home to the buyer's own taste.

Being extended from the original design and occupying a generous plot with tandem garage, the property is located in a regarded residential cul-de-sac, close to village amenities as well as the varied and popular shops, restaurants and schooling of nearby Holmfirth. In brief the accommodation comprises: Hallway with turned staircase and understairs storage, spacious living room, spacious L-shaped Living/Dining/Kitchen with doors to rear garden, Utility room and Cloaks/w.c. To the First Floor are Four Bedrooms and House Bathroom.

Externally, the property has driveway parking to the side leading to a tandem garage with power, lighting and rear door, paved courtyard garden to the side and a good sized tiered rear garden. No Vendor Chain.

EPC: 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 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  
140 sq m / 1508 sq ft



Ground Floor  
Approx 85 sq m / 915 sq ft

First Floor  
Approx 55 sq m / 593 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	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