



Applegate
Properties



- Dormer style semi
- Three bedrooms
- Garage and gardens
- Cul-de-sac position

Spring Bank Croft, Holmfirth, HD9 2LW

Offers in the region of: £230,000

A three bed dormer style semi detached house with attached garage and tiered gardens occupying elevated cul-de-sac position close to popular Holmfirth.



PROPERTY DESCRIPTION

Occupying a pleasant cul-de-sac position close to regarded schooling is this dormer style semi detached property. Affording excellent further potential (including extension over garage subject to necessary consents), the property may well be of interest to the family buyer.

Being located close to open countryside with roof-top valley views and being well placed for the varied and popular shops and amenities of nearby Holmfirth, the accommodation comprises: Hallway with understairs storage, Living Room with feature log burning stove, open plan Dining Kitchen with fitted units and door to rear garden.

To the First Floor are three bedrooms, two being double with fitted wardrobes and Bathroom furnished with a three piece white suite.

Externally, the property has a raised lawn and driveway parking leading to an attached single garage with power, lighting and rear door. To the rear is a tiered garden with paved patio areas.

EPC: D

Council Tax: C

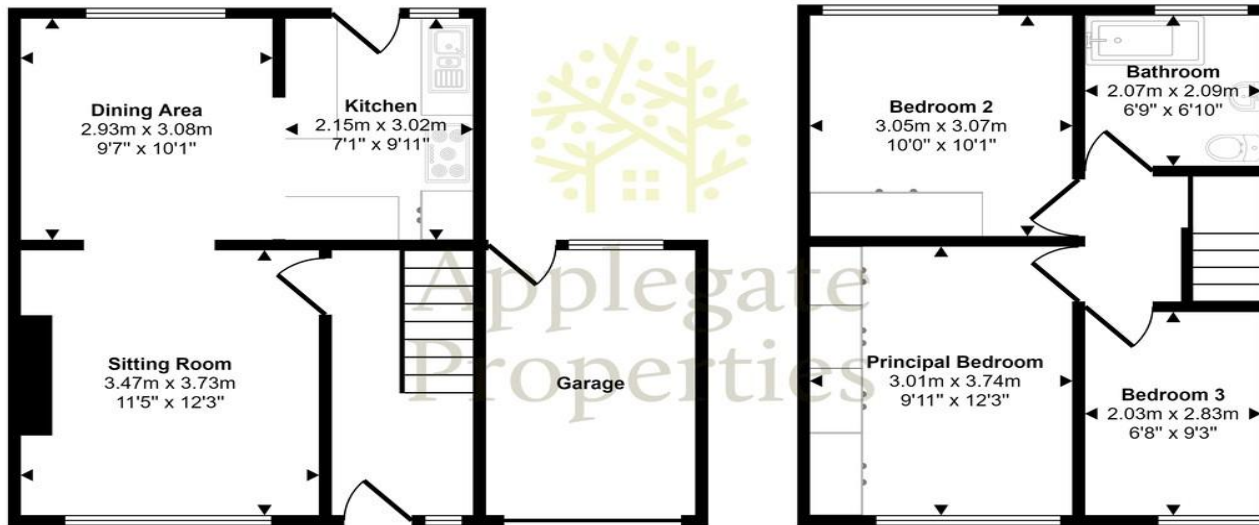
Tenure: Freehold

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
83 sq m / 892 sq ft



Ground Floor
Approx 46 sq m / 500 sq ft

First Floor
Approx 36 sq m / 392 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		86 B
69-80	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.

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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