



Applegate
Properties



Upper Meadows, Upperthong, Holmfirth, HD9 3HR

Offers in the region of £490,000

A spacious and well presented four bedroom, two bathroom stone detached with double garage and generous gardens occupying a cul-de-sac position close to popular Holmfirth.

- Stone detached property
- Four bedrooms
- Spacious Interior
- Generous gardens & garage



PROPERTY DESCRIPTION

Occupying a pleasant tucked away position and set within a generous plot is this attractive executive style stone detached property. Having a conservatory extension to the rear with planning permission for a further substantial two storey rear extension (Planning App No. 2022/62/92568/W) the property may well suit the needs of the young or growing family.

Being well presented throughout with a contemporary décor, the property is well placed for the excellent amenities of Holmfirth, regarded local schooling and stunning nearby countryside.

In brief the accommodation comprises: Hallway with understairs store and turned staircase, Cloaks/w.c, spacious through Living Room, Fitted Kitchen and Dining Room being open to Conservatory with doors to garden.

To the First Floor a spacious landing with feature arched window leads to four bedrooms, the Principal having fitted wardrobes and en suite shower room and further House Bathroom.

Externally, the property has a generous double width driveway leading to an attached double garage and further open lawned area to the front with steps down to the front entrance. Gated side access leads to the rear where a most generous two tier garden can be found having upper paved patio area and lower lawn, all maintaining a good degree of privacy.

EPC: D

Council Tax: F

Tenure: Freehold

Planning Permission: we understand that planning permission has been granted in 23/11/22 for a two storey rear extension to create further ground floor living/dining space and larger bedroom space to the first floor. Further details are available from the Kirklees Planning website – Application No: 2022/62/92568/W

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.

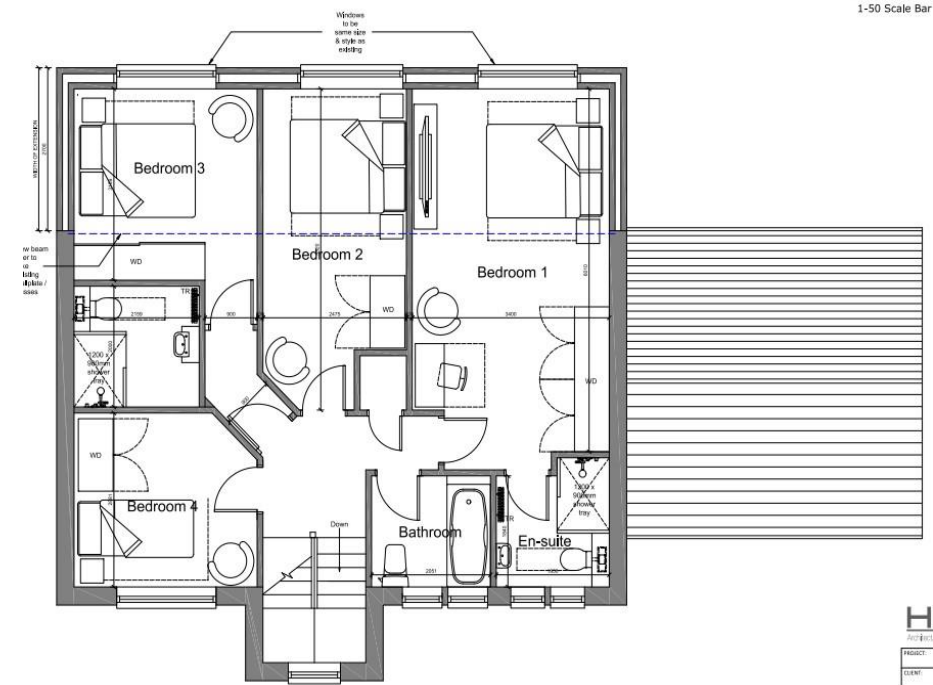
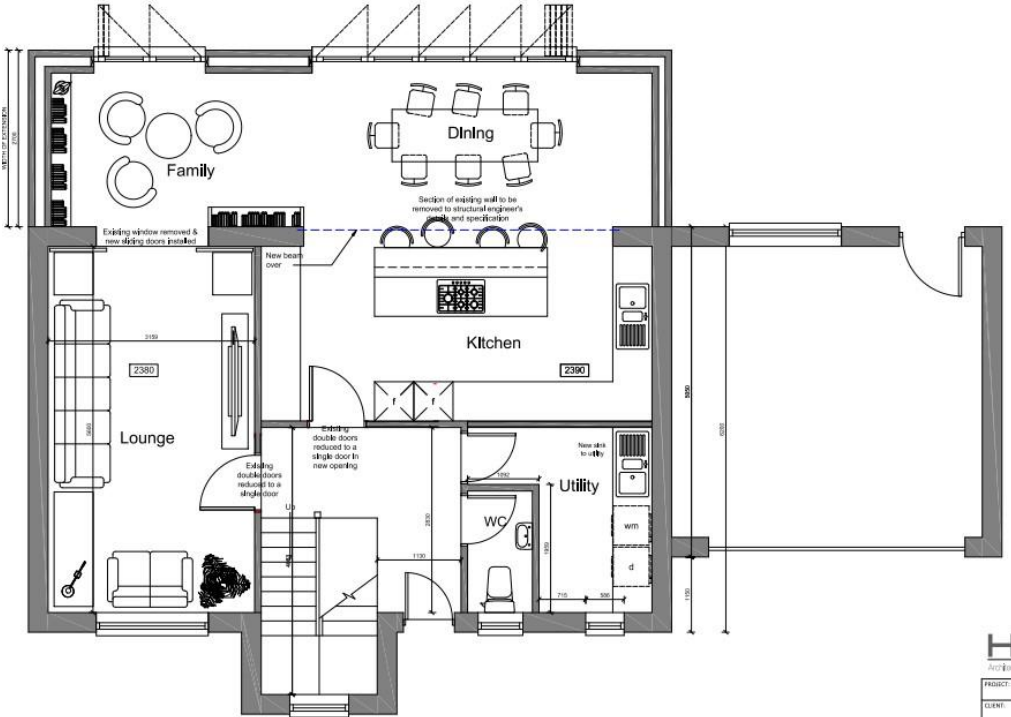






1-50 Scale Bar

1-50 Scale Bar



Proposed ground floor plan

Proposed first floor plan

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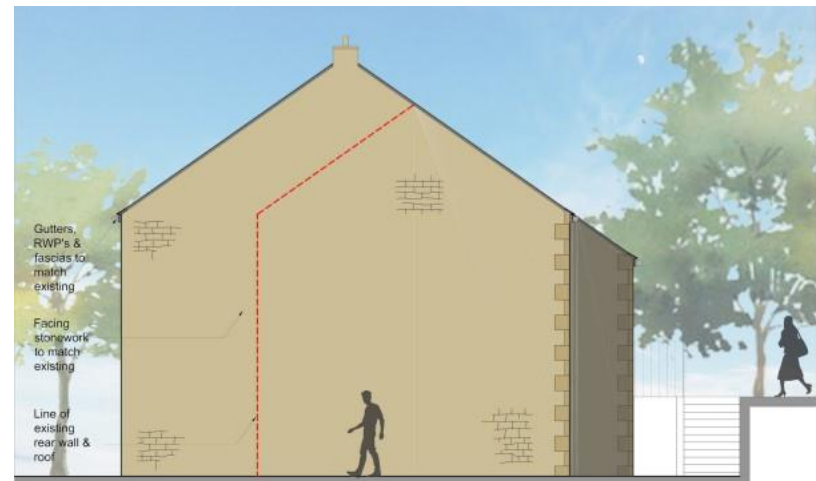
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Proposed front elevation



Proposed side elevation



Proposed rear elevation



Proposed side elevation



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		79 C
55-68	D	65 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

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.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED