



Applegate
Properties



- Modern Detached
- Three storey interior
- Four bedrooms
- Garage and tiered gardens

Attorney Court, Holmfirth, HD9 1EZ

Offers in excess of: £450,000

A spacious and modern three storey detached affording versatile and stylish four bedroom interior with double garage, landscaped terraced gardens and stunning valley views on fringes of popular Holmfirth.



PROPERTY DESCRIPTION

Occupying an elevated position on the edge of regarded Holmfirth with stunning rural views is this most deceptive detached property. Constructed c.2007 and much improved in recent years this delightful property offers a flexible three storey layout which includes four bedrooms, two bathrooms and living space to the ground and first floors.

Being located close to the highly regarded shops, restaurants and amenities of bustling Holmfirth as well as regarded local schooling and rural walks on the doorstep, this property may well be of interest to the family buyer.

Being set within a select small courtyard of similar detached homes, the accommodation comprises: Hallway with Cloaks/w.c and internal access to double garage, spacious open plan Living/Dining Kitchen refitted with a range of contemporary units and integrated appliances, dual aspect windows and ample space for living and dining areas, Inner Hall with understairs store and turned staircase to First Floor. To the upper level can be found a spacious Principal Bedroom with En suite Shower Room and generous L-Shaped Sitting Room with windows to three sides, elevated views and side door to seating area and gardens beyond. To the Second Floor are Three further bedrooms and House Bathroom furnished with a contemporary four piece suite including separate shower.

Externally, the property has driveway parking to the front leading to the attached double garage. Access to the rear leads to the main entrance door, while a pathway, steps and gate lead to the terraced rear gardens. These are of a surprisingly generous size with several levels including lower, well stocked seating area with composite steps and decking leading to upper levels with raised vegetable beds, rockeries and composite decked upper seating area affording an elevated vantage point of the stunning views. Beyond this are less formal banked gardens offering further potential. NO CHAIN.

EPC: C

Council Tax: E

Tenure: Freehold

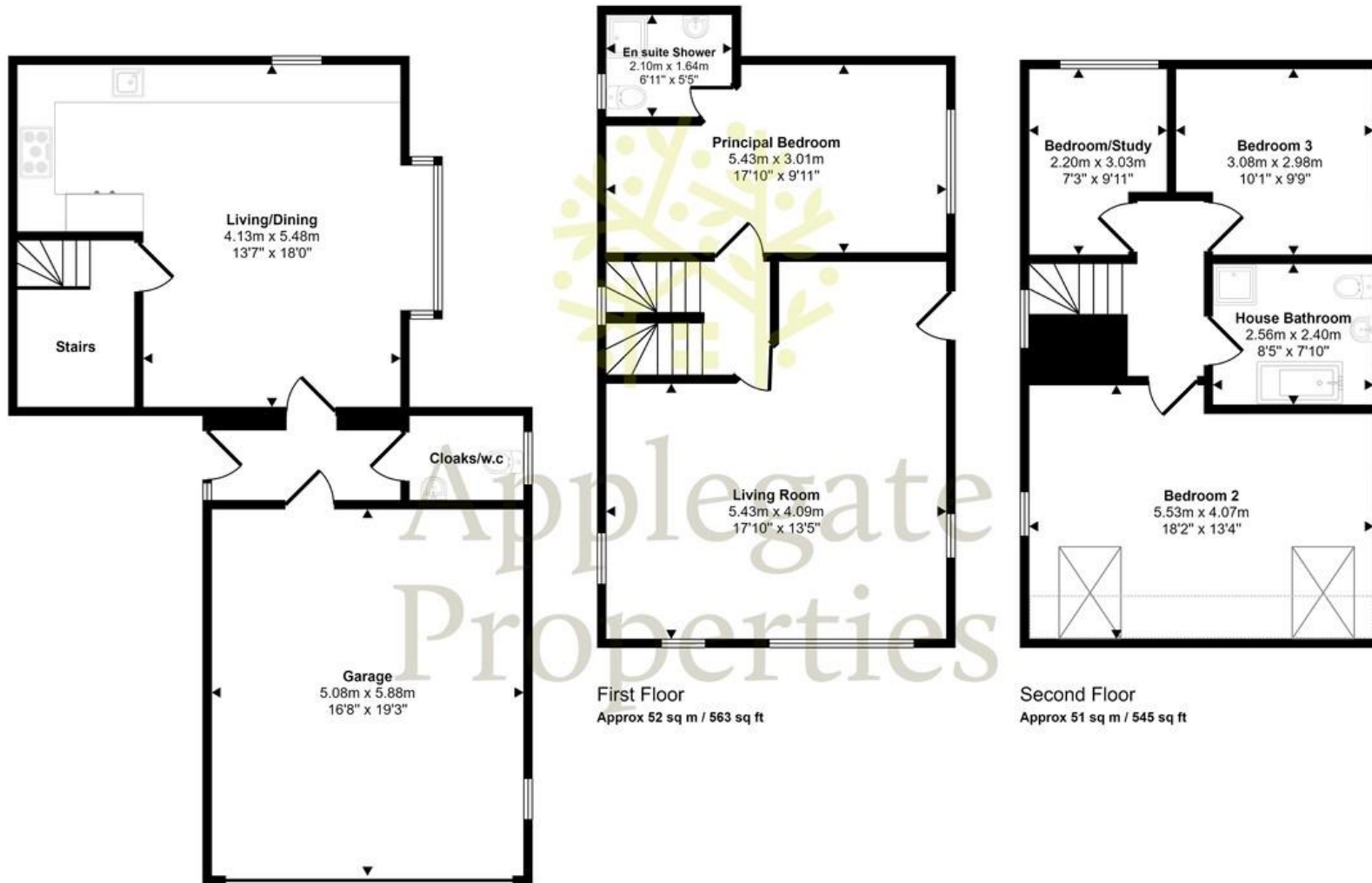
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contract 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.







Approx Gross Internal Area
175 sq m / 1887 sq ft



Ground Floor
Approx 72 sq m / 779 sq ft

☐ Denotes head height below 1.5m

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		83 B
69-80	C	75 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