



Applegate  
Properties



- Spacious mid terrace
- Three bedrooms
- Generous gardens
- Close to schools

**Royds Avenue, New Mill, Holmfirth, HD9 1LP**

**£159,950**

A spacious three bedroom mid terrace with garden close to schooling, village amenities and popular nearby Holmfirth.





## PROPERTY DESCRIPTION

Affording ideal accommodation for the first-time buyer or young family is this three bedroom mid terrace. Being well maintained yet offering a blank canvas for any new owner, the property has gas central heating and double glazing and is well placed for nearby schools and shops.

In brief the accommodation comprises: Entrance Lobby, Living Room with gas fire, spacious Dining Kitchen with fitted units and understairs store, Utility room with pantry store and door to rear.



To the First Floor are Three Bedrooms (two having fitted wardrobe space), Bathroom furnished with two-piece white suite and separate w.c.

Externally, the property has neat lawned gardens to front and rear with hedged boundaries affording a good degree of privacy and shared passage to rear. While parking is on street, several neighbouring properties have repurposed the front garden for off street parking, which could be investigated (subject to dropping kerb, permissions, and costs).

EPC: C

Tenure: Freehold

Council Tax: A



**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.



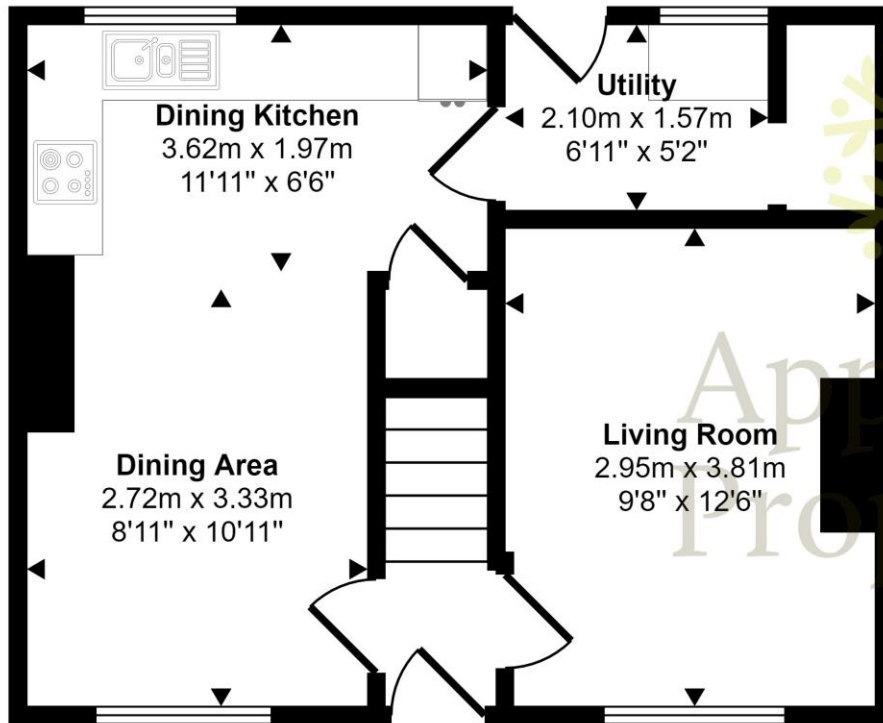




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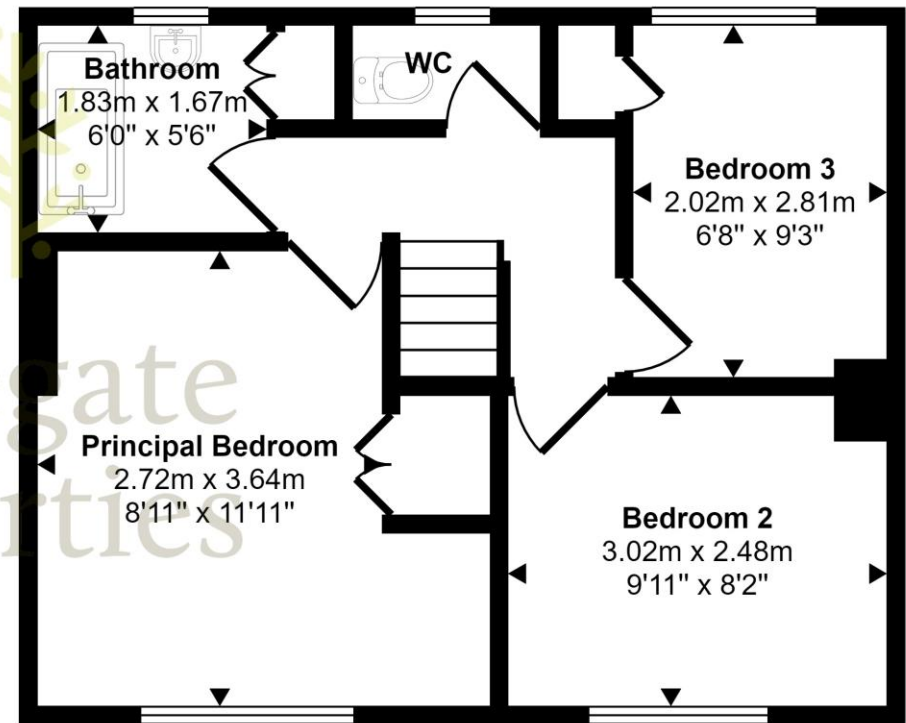


Approx Gross Internal Area  
74 sq m / 794 sq ft



Ground Floor

Approx 37 sq m / 395 sq ft



First Floor

Approx 37 sq m / 398 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		87   B
69-80	C	73   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.

#### Copyright

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED