



Applegate
Properties



- Semi detached
- Three bedrooms
- Garage and gardens
- Popular village

Westcroft, Honley, Holmfirth, Kirklees, HD9 6JP

Guide Price £250,000 - £265,000

A three bedroom semi detached with conservatory extension, garage and gardens in sought after location close to regarded schools and village amenities.



PROPERTY DESCRIPTION

Affording spacious family accommodation is this three bedroom semi detached property ideally placed close to the popular and varied shops, schools and amenities of Honley village. Including easily maintained gardens, detached garage and driveway parking the accommodation comprises: Entrance Hallway, Living Room with feature fireplace, Dining Kitchen fitted with a range of contemporary wall, base and drawer units and French doors to Conservatory with doors to garden.

To the First Floor are three bedrooms, the Principal having fitted wardrobes and House Bathroom furnished with a modern three piece white suite including over bath shower and contrasting slate effect tiled surround. Externally, the property has a lawned garden to the front with double width driveway parking continuing to the side and leading to a detached garage. To the rear is a further tiered garden, designed for ease of access being mainly paved with raised seating areas.

EPC: D

Council Tax: C

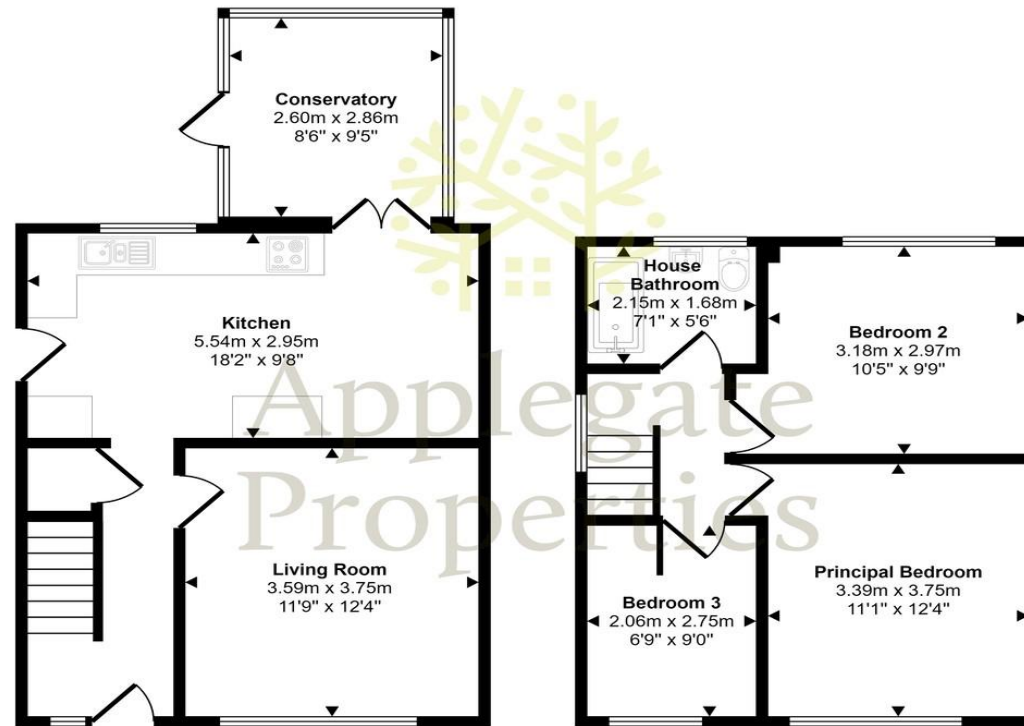
Tenure: Freehold

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
84 sq m / 905 sq ft



Ground Floor
Approx 46 sq m / 498 sq ft

First Floor
Approx 38 sq m / 407 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		81 B
69-80	C		
55-68	D	60 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