



Applegate
Properties



- Semi detached bungalow
- Two bedrooms
- Garage and gardens
- Conservatory extension

River Holme View, Brockholes HD9 7BP

Guide Price £250,000 - £265,000

A well presented two bedroom semi detached bungalow with conservatory extension, attached garage and delightful gardens in select cul-de-sac position.



PROPERTY DESCRIPTION

Occupying a pleasant tucked away position yet easily accessible for local amenities as well as Honley and Holmfirth nearby is this attractive semi detached bungalow. Being extended to the rear by way of a Conservatory, the property is superbly presented throughout. Being of potential interest to those looking to downsize, the property has well stocked, yet manageable and private gardens to front and rear.

In brief the accommodation comprises: Entrance Hall with fitted storage and loft access, spacious Living Room with feature fireplace and picture window to the front, fitted Kitchen, Shower Room furnished with a modern three piece white suite including shower cubicle and tiled surround, Two Bedrooms, the Principal having fitted wardrobes and second currently used as second sitting room/office with double doors to delightful Conservatory with French doors to garden and internal door to attached single garage.

Externally, the property has neat landscaped garden area to front with well stocked mature hedging, driveway providing generous parking leading to attached garage with up and over door.

A side access gate leads to the rear where can be found a neat landscaped garden designed for ease of maintenance having gravelled and paved areas and mature planting providing a good degree of privacy.

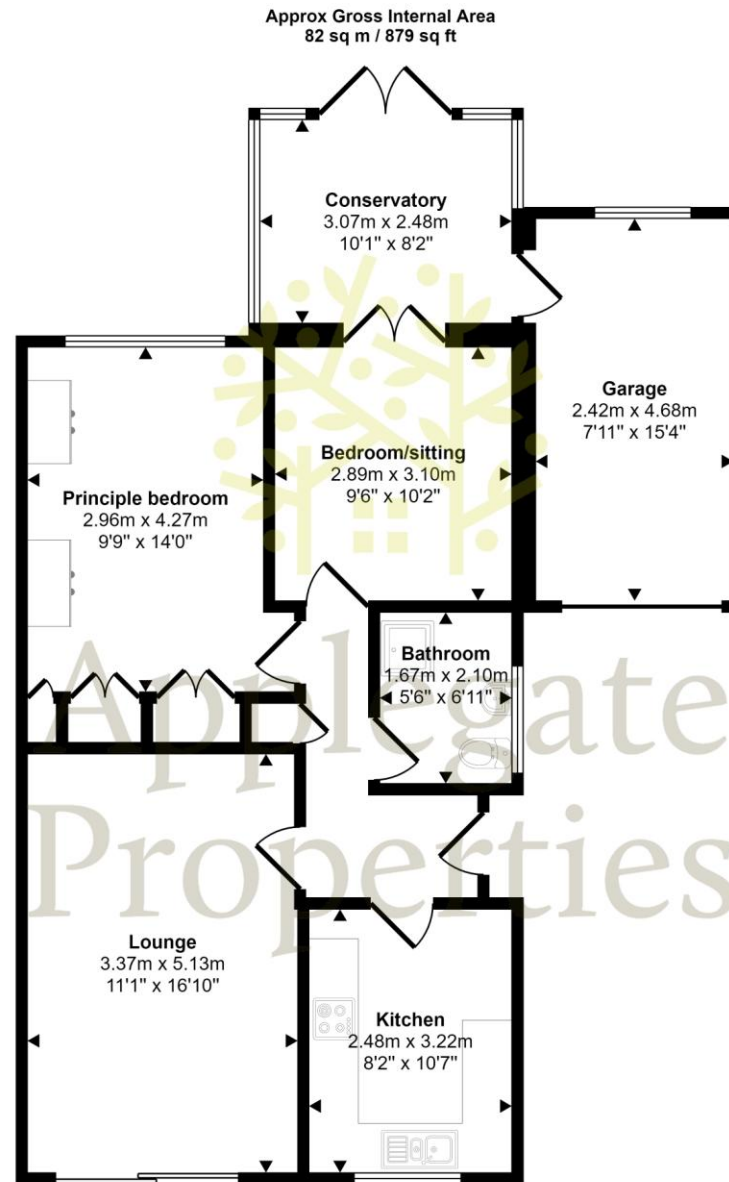
EPC: D.
Tenure: Freehold
Council Tax: C

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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Floorplan

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		
69-80	C		77 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

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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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