



Applegate
Properties



- Extended semi detached
- Three Bedrooms
- Superbly presented
- Elevated position

Greenhill Bank Road, New Mill, Holmfirth, HD9 1ER

Offers over £350,000

A superbly presented and extensively renovated and extended three bedroom semi detached with stunning gardens, garage and views occupying enviable elevated position on the fringes of Holmfirth.



PROPERTY DESCRIPTION

Occupying a particularly appealing elevated position with far reaching views is this attractive three bedroom semi detached. Being extensively improved and modernised by the current owners to include a stylish and contemporary interior, the property may well suit a variety of buyers including the young family. Being ideally placed for village amenities in nearby Totties as well as the shops, facilities and schooling in New Mill and popular Holm firth, the property occupies a good size plot with landscaped gardens and block paved driveway.

In brief the accommodation comprises: steps with raised balcony seating area and composite door to Hallway having useful under stairs storage, Living Room with feature living flame gas fire set within Portuguese limestone surround, spacious and stylish open plan Dining Kitchen fitted with an extensive range of modern units, integrated appliances, Breakfast bar, fitted media storage and being open to further Sun Lounge with door to garden.

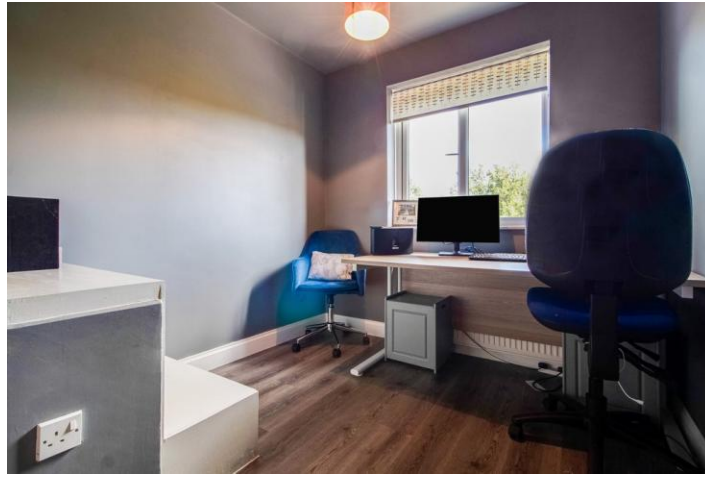
To the First Floor a spacious landing with drop down ladder to useful boarded loft space and stylish glass and chrome balustrade leads to three bedrooms (Principal having fitted wardrobes) and House Bathroom furnished with a contemporary three piece white suite with over bath shower, screen and ladder towel radiator. Externally, the property has a double width block paved driveway leading to an undercroft garage with remote operated roller door and useful Utility/Store off.

Steps lead to the front and side with attractive glass and chrome screening and well stocked side borders continuing to the side. To the rear are attractive, fully landscaped gardens including Indian stone lower patio, with steps to upper levels, interspersed and well stocked rockery borders and upper seating area with timber shed. Beyond this are extensive lawned areas which we understand may not appear on the official title but have been used unencumbered, as with neighbouring gardens for many years.

EPC: D
Tenure: Freehold
Council Tax Band: C

Agents Note: we understand that planning permission has been granted for a pair of new build semi detached properties to the side of this property set back from the boundary. We advise perspective purchasers to make their own enquiries or search via the Kirklees Planning Portal.

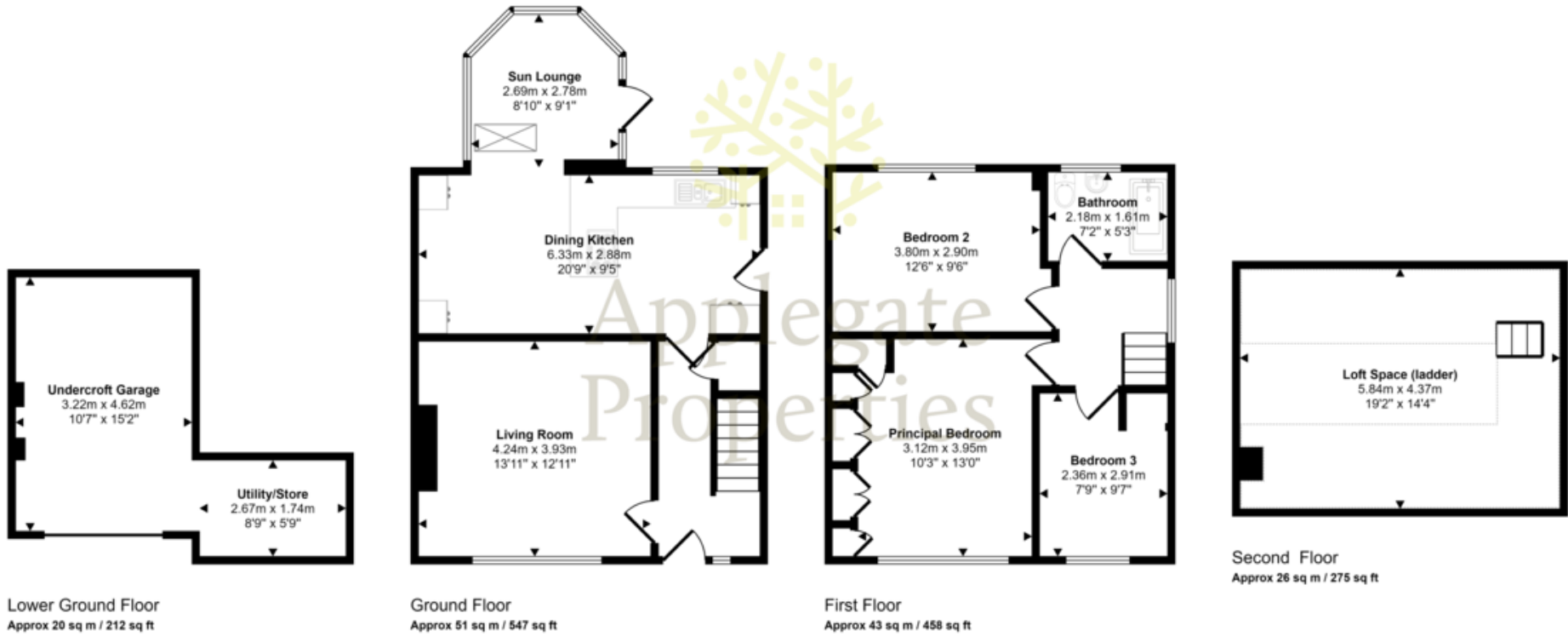
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holm firth branch. Properties cannot be classed as Sold Subject to Contact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



I



Approx Gross Internal Area
139 sq m / 1492 sq ft



Lower Ground Floor
Approx 20 sq m / 212 sq ft

Ground Floor
Approx 51 sq m / 547 sq ft

First Floor
Approx 43 sq m / 458 sq ft

Second Floor
Approx 26 sq m / 275 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		82 B
69-80	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.

Copyright: Drawing by Applegate Properties

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