



Applegate  
Properties



**River Holme View, Brockholes, Holmfirth, HD9 7BP**  
**Offers in the region of: £190,000**

A well presented and easily maintained two bedroom semi detached bungalow with garage and garden set within a pleasant residential cul-de-sac.

- Semi detached bungalow
- Two bedrooms
- Garden & Garage
- Cul-de-sac position

## PROPERTY DESCRIPTION

Occupying a pleasant tucked away position on this select and popular development is this well presented semi detached bungalow. Being of particular interest to those looking to downsize, the property is well placed for local village amenities with popular Honley and Holmfirth also nearby.

In brief the accommodation comprises: Hallway, Living Room with feature fireplace and French doors to garden, fitted Kitchen, two bedrooms and Bathroom furnished with a three piece white suite.

Externally, the property has driveway parking leading to a single detached garage and further fully enclosed paved patio garden to the rear. No Vendor Chain.

EPC: D

Tenure: Freehold

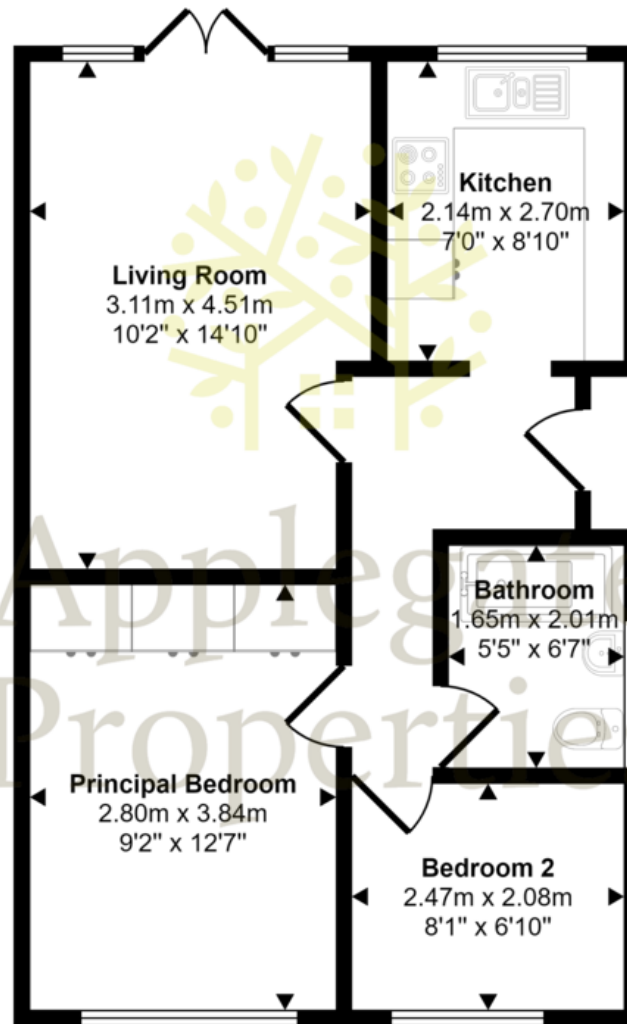
Council Tax: B

**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  
46 sq m / 491 sq ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	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