



Applegate  
Properties



- Detached Bungalow
- Three Bedrooms
- Generous gardens and garage
- Cul-de-sac position

**Moor Fold, New Mill, Holmfirth, HD9 1JS**

**Offers over £330,000**

A superbly presented and spacious three bedroom detached bungalow with garage standing in generous landscaped gardens within desirable cul-de-sac close to Holmfirth.



## PROPERTY DESCRIPTION

Affording most spacious and well presented accommodation is this three bedroom detached bungalow. Occupying an enviable head of cul-de-sac position with landscaped gardens, the property may well suit the needs of those looking towards retirement or indeed the young family.

Being ideally located close to village amenities as well as more varied shops and restaurants of nearby Holmfirth the accommodation briefly comprises: spacious Hallway, Lounge/Diner with feature stove effect fire, fully fitted Breakfast Kitchen with integrated appliances and breakfast bar, Three Bedrooms, House Bathroom furnished with a three piece white suite and separate shower cubicle and attached Garage with rear door to garden.

Externally, the property is approached by a long driveway providing generous private parking and leading to garage, front patio seating area and access gates to either side leading to a large landscaped garden being well stocked with lawns, rockery borders, side barbeque seating area and stone walled boundary with views across the valley.

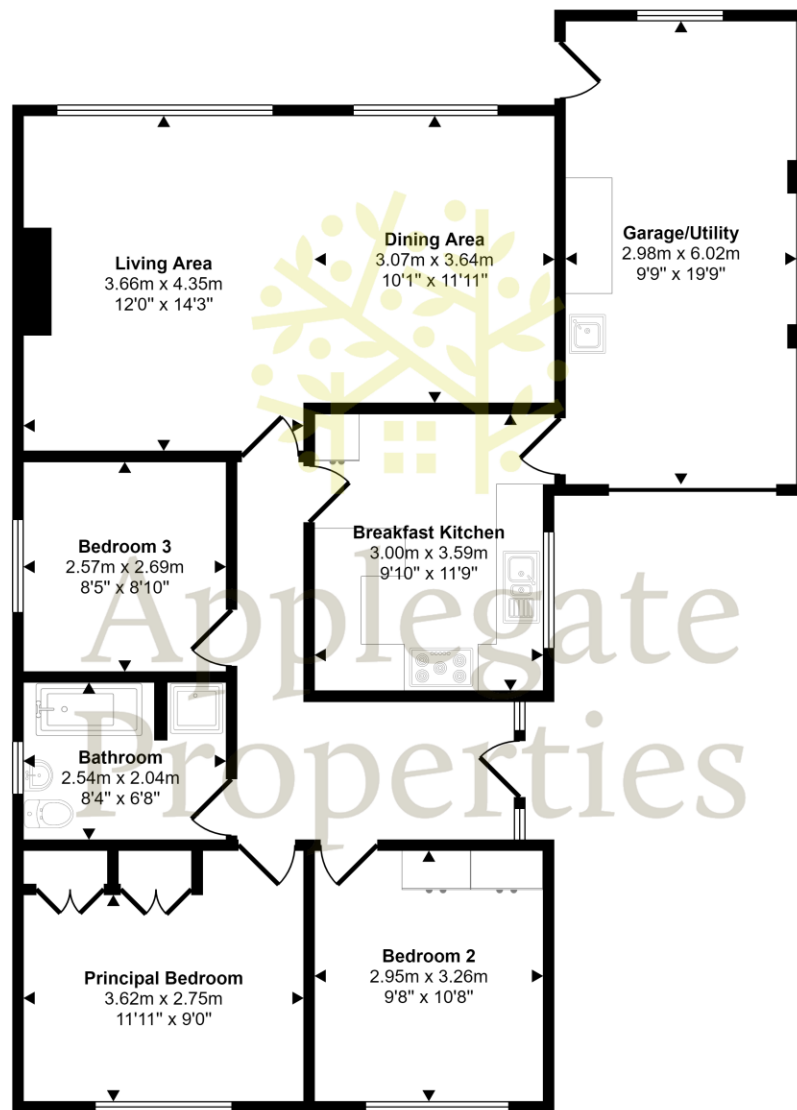
EPC: awaiting  
Tenure: Freehold  
Council Tax: D

**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  
105 sq m / 1130 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             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 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