



Applegate  
Properties

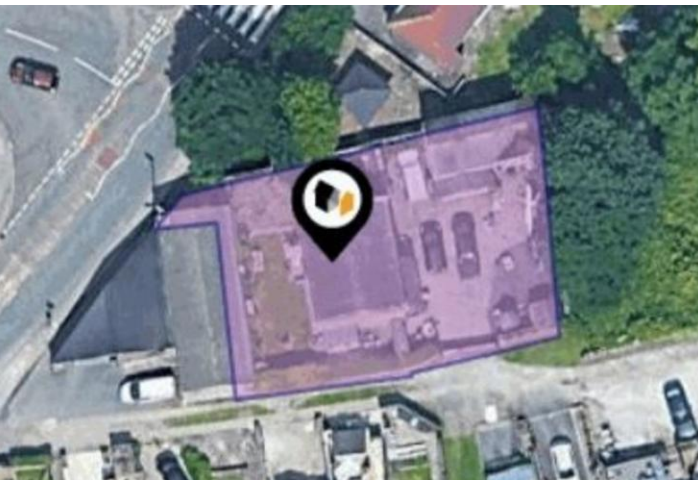


- Four bed detached
- Additional Workshop/Garage/Office
- Private gated plot
- Tucked away position

**Newsome Road South, Huddersfield, HD4 7PT**  
**Offers in the region of: £389,950**

A rare opportunity to acquire a spacious four bed detached in gated plot with further detached workshop/garage and office above close to both Huddersfield and Holme valley.





## PROPERTY DESCRIPTION

Occupying a pleasant tucked away position with a secure gated plot is this most intriguing modern detached with additional detached two storey garage/workshop/office building offering a variety of potential uses.

Being of interest to a wide range of buyers including those looking for work space or potential annexed accommodation the property is well presented and situated within easy reach of both Huddersfield and the Holme Valley with pleasant walks and countryside towards nearby Castle Hill.

In brief the accommodation comprises: Hallway with external veranda, spacious through Living Room with feature multi fuel stove and French doors to rear garden, Dining room panlled walls and opening to fitted Breakfast Kitchen including modern units and integrated appliances and Side Utility Porch with cloaks storage and door to side garden.

To the First Floor are Four Bedrooms, the principal having En suite Shower room and further House Bathroom furnished with contemporary three piece white suite, over bath shower and contrasting tiled surround.

Externally, the property stands in a private gated plot with generous parking, pleasant gardens to side and rear and additional detached two storey building which includes a garage, workshop and first floor office, kitchen and w.c, all offering a host of potential uses (subject to consents).

EPC: D

Tenure: Freehold

Council Tax: Band E

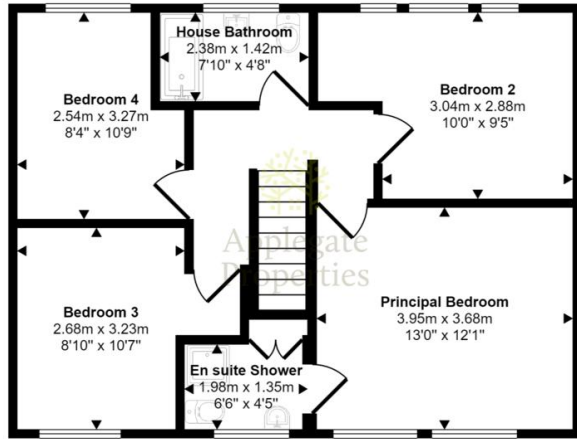
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to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





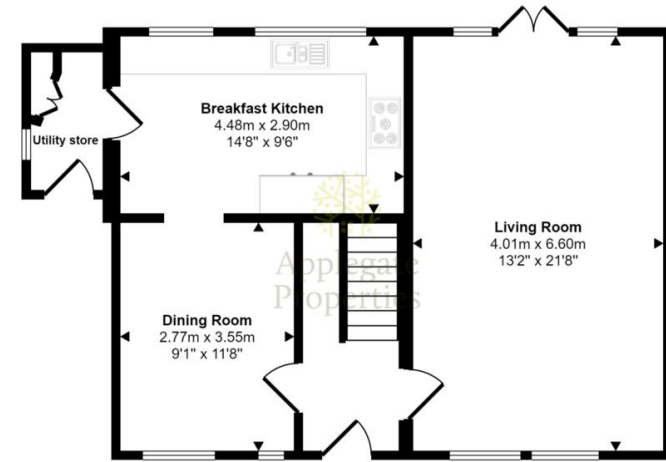






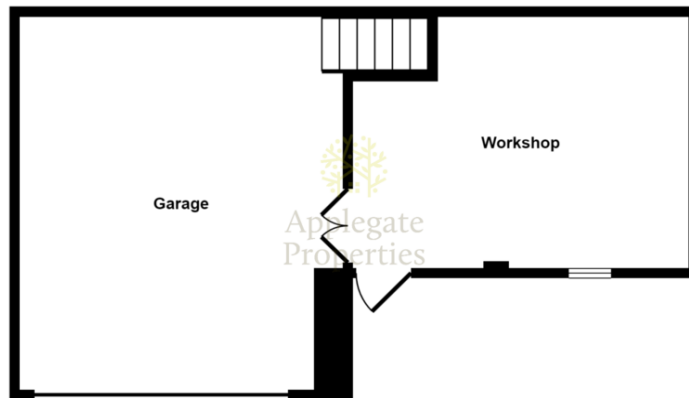
**First Floor**  
Approx 58 sq m / 628 sq ft

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.



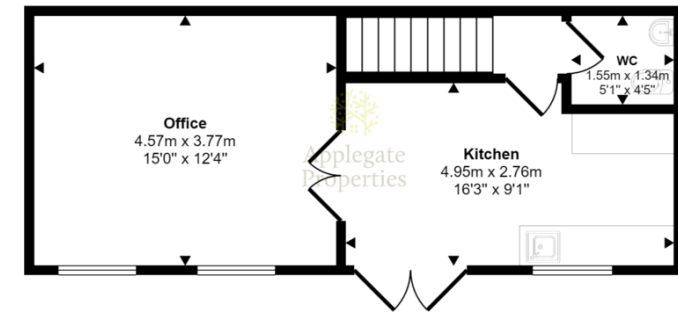
**Ground Floor**  
Approx 60 sq m / 648 sq ft

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**Workshop/Garage**  
Approx 44 sq m / 471 sq ft

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**Office**  
Approx 36 sq m / 390 sq ft

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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.

Copyright: Drawing by Applegate Properties

#### 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.

#### Copyright

Unauthorised reproduction prohibited

#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED



Approving Your Sales Particulars

Using the information you have supplied with us, along with photography and measurements which were taken by the Applegate Properties whilst visiting the property, we have compiled a draft brochure for your approval.

Whilst we take care to comply with the Consumer Protection from Unfair Trading Regulations (2008) we cannot take responsibility for any inaccuracy, we therefore advise that adequate time is taken to check the details, measurements and photography.

**Please ensure you read through the full details and make us aware of any alterations prior to signing this document.**

EPC (Energy Performance Certificates)

It is a legal requirement that all property marketing material has the EPC details displayed wherever possible. Please notify us immediately if you cannot see a copy of the front page of your EPC displayed within the brochure.

Authorisation

I/We hereby authorise you to use the attached property details for marketing purposes and confirm that all the information contained within the sales particulars/brochure is true and accurate. I/We agree to update Applegate Properties should any aspects of these particulars become subject to change or alteration.

Signed .....

Date .....

Signed .....

Date .....