



Applegate  
Properties



- Semi detached
- Three bedrooms
- Extensively refurbished
- Stylish modern interior

**Royds Avenue, New Mill, Holmfirth, HD9 1LP      Guide Price: £200,000-£210,000**

A newly and fully refurbished three bedroom semi detached with gardens occupying corner plot close to schools and popular Holmfirth.





## PROPERTY DESCRIPTION

Being extensively refurbished and modernised and now offering stunning 'ready to move into' accommodation is this attractive three bedroom semi detached.

Occupying a generous corner plot close to schools and village amenities the property is also well placed for the regarded shops, restaurants and amenities of nearby Holmfirth.

Including stylish and contemporary fittings throughout as well as newly installed central heating, this superb property may well suit a variety of buyers including the young family, first time buyer or down sizer.

In brief the accommodation comprises: Entrance Lobby, Living Room with fitted electric fire, spacious open plan Dining Kitchen having modern fitted units, breakfast bar and understairs store, Rear Utility and Cloaks/w.c. To the First Floor are three good sized bedrooms, Bathroom with contemporary two piece white suite including over bath shower and screen and separate w.c.

Externally, the property occupies a generous end plot having open lawn to front with dropped kerb (providing potential to create off street parking). Gated access to the side leads to further enclosed garden having lower paved patio and sloped lawn with fenced boundaries. No Vendor Chain.

EPC: D

Tenure: Freehold

Council Tax: B

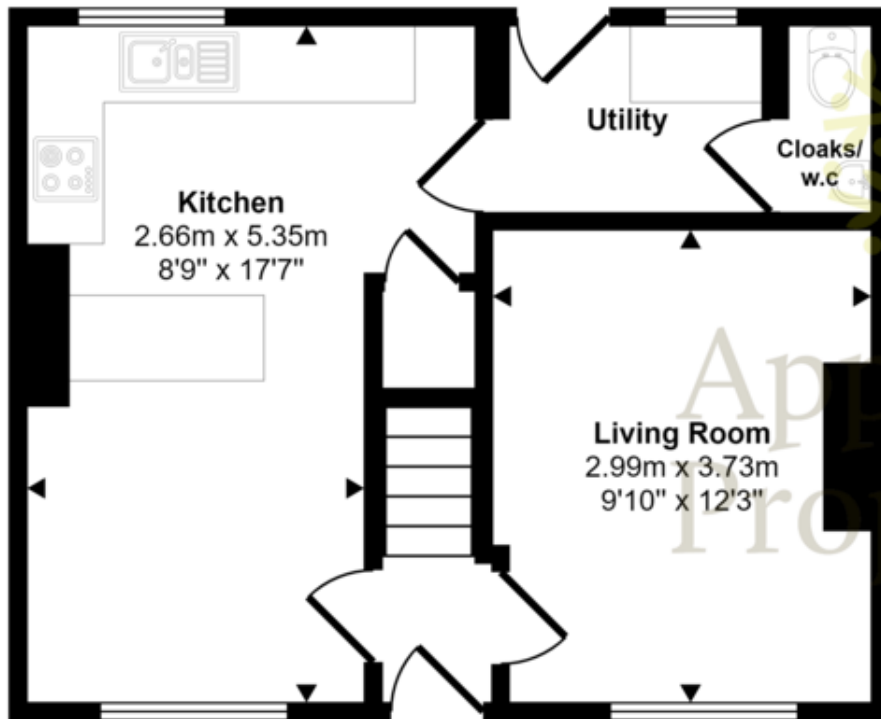
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to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



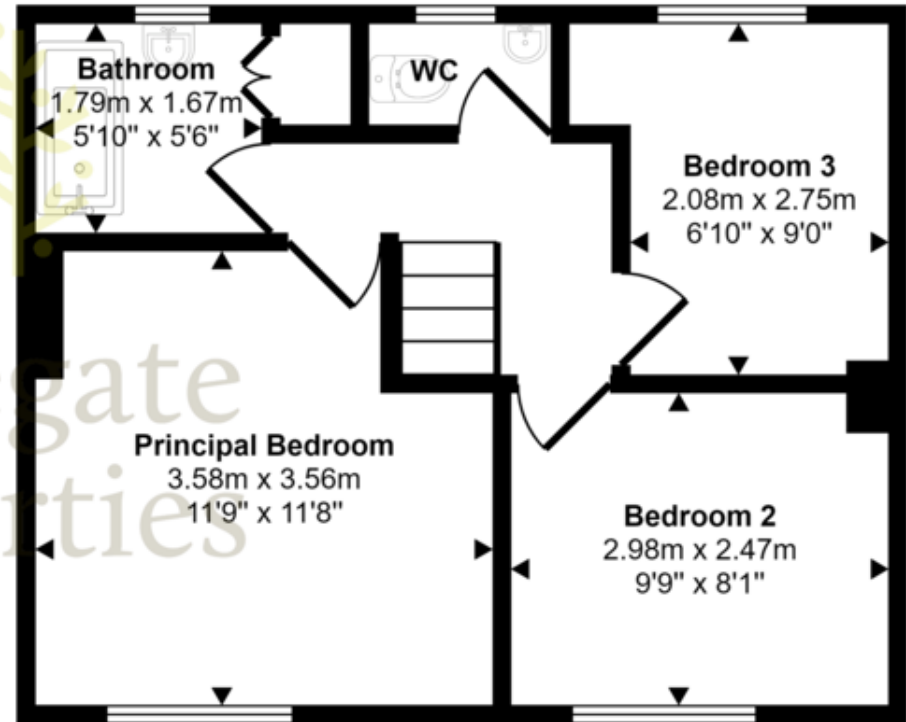




Approx Gross Internal Area  
72 sq m / 777 sq ft



Ground Floor  
Approx 36 sq m / 386 sq ft



First Floor  
Approx 36 sq m / 391 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.

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