



Applegate  
Properties



- Detached property
- Three/four bedrooms
- Over three floors
- Garage and gardens

**Attorney Court, Holmfirth, HD9 1EZ**

**Offers in the region of £369,950**

A spacious and versatile three storey, three/four bedroom detached property with garage, tiered garden and elevated views on the edge of popular Holmfirth.



## PROPERTY DESCRIPTION

Affording well presented and flexible three/four bedroom accommodation which may well be of interest to the family buyer. Being ideally placed on the fringes of popular Holmfirth close to regarded shops, schools and amenities, the property includes neutral décor throughout and briefly comprises: Ground floor Entrance Hall with Cloaks/w.c and integral garage. First Floor: Living Room with door to side garden, generous fitted Dining Kitchen and Study/Bedroom four with fitted storage.

To the second floor a bright and spacious landing with feature arched window gives access to three further bedrooms, the Principal having an En suite Shower room, door from second bedroom to the rear garden and further House Bathroom with three piece white suite and over bath shower.

Courtyard parking leads to the integral garage while private steps to the side lead to a terraced rear garden with pleasant seating areas taking advantage of the elevated views and further paved side garden. No Vendor Chain.

EPC: C.

Tenure: Freehold

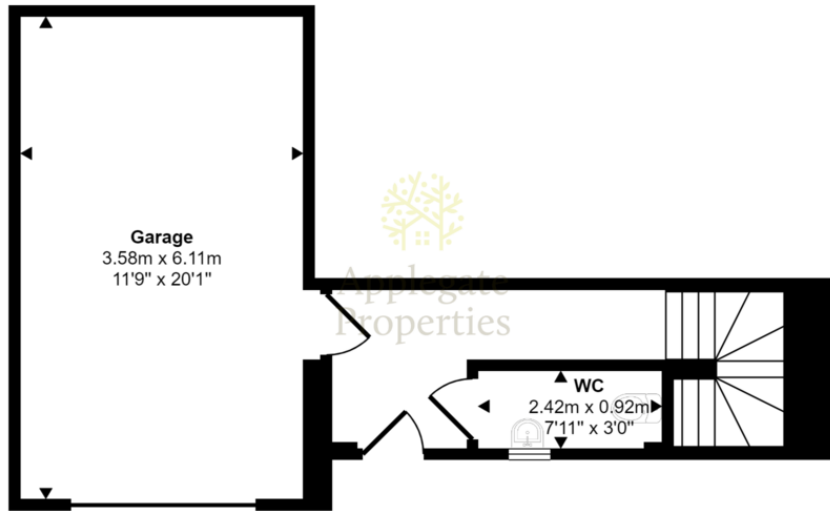
Council Tax: E

**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 Contract 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.



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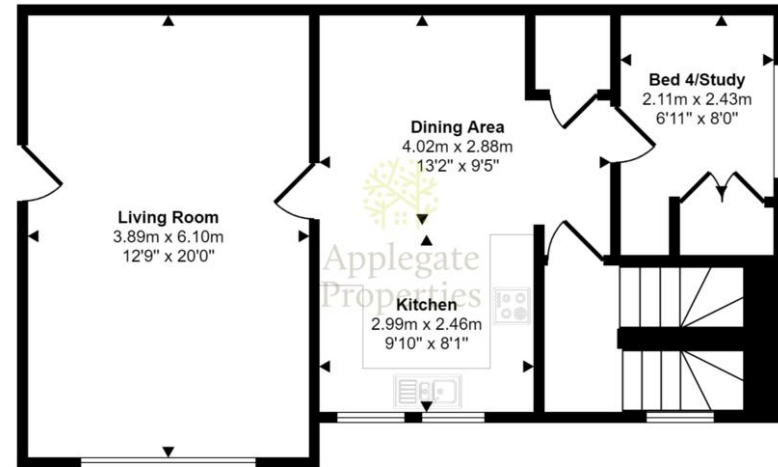




### Ground Floor

Approx 35 sq m / 382 sq ft

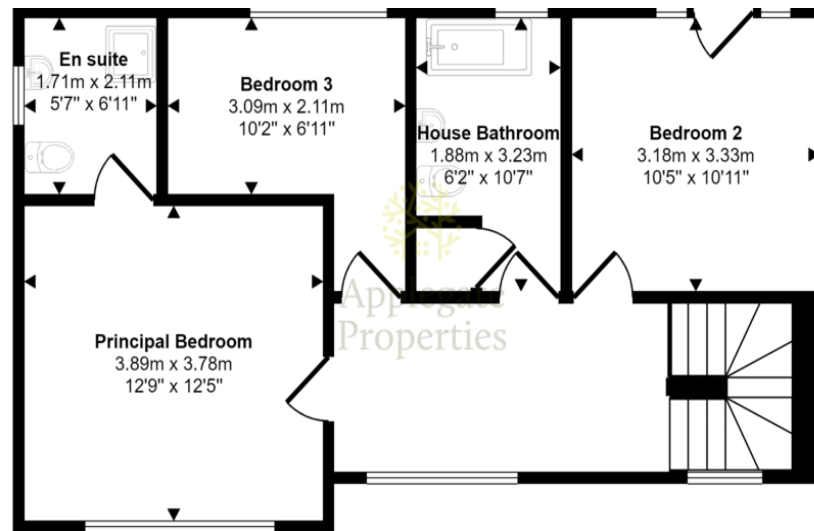
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### First Floor

Approx 59 sq m / 631 sq ft

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### Second Floor

Approx 59 sq m / 634 sq ft

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	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.

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

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED