



Applegate
Properties



- End townhouse
- Three bedrooms
- Gardens and garage
- Ideal first home

Holmfirth Road, New Mill, Holmfirth, HD9 7NJ
Guide Price: £170,000 - £175,000

A spacious three bedroom end townhouse with generous gardens and garage close to popular Holmfirth. No Chain.



PROPERTY DESCRIPTION

Offering a bright and spacious interior which may ideally suit the young family or a delightful first home is this delightful end townhouse. While affording excellent further potential the property may suit the varied needs of any young family, having a garage and gardens to front and rear.

To the ground floor a spacious Entrance with storage follows through to a spacious Living/Dining Room with further storage, large windows allowing the light to flood in and front entrance, fitted Kitchen with serving hatch.

The first floor landing gives access to three generously proportioned bedrooms (two double) and House Bathroom which is furnished with a three piece white suite and shower over bath.

Externally, are generous yet easily maintained gardens which include a lawn to the front with attractive fenced boundary and side gate, having further rear garden with paved patio areas, additional triangle of garden and access to a single garage in block 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.

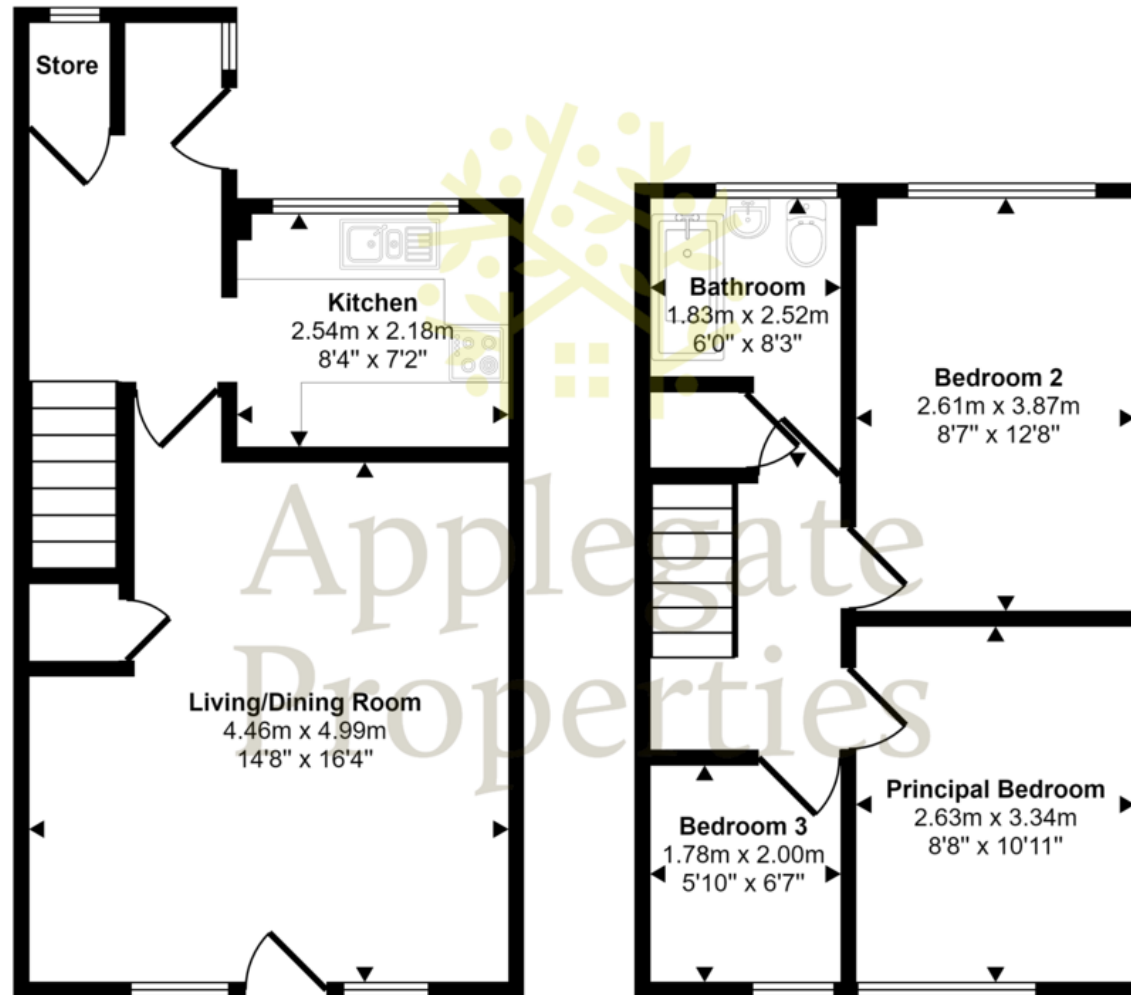




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Approx Gross Internal Area
70 sq m / 751 sq ft



Ground Floor
Approx 36 sq m / 390 sq ft

First Floor
Approx 34 sq m / 361 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		87 B
69-80	C		
55-68	D	63 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

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.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED