



Applegate
Properties



- Detached bungalow
- One bed (formerly two)
- Garage and gardens
- Well presented

Robin Rocks, Brockholes, Holmfirth, HD9 7AS

Offers in the region of: £275,000

A well presented and versatile one bed (previously two) detached bungalow in generous plot with garage in pleasant head of cul-de-sac position.



PROPERTY DESCRIPTION

Occupying an enviable elevated cul-de-sac position close to popular village amenities and train station is this superbly presented detached true bungalow. Formerly offering two bedroom accommodation, the property has been much improved and re-configured to now offer a versatile one bedroom layout which includes a spacious multi-use snug/study/sitting room with delightful open plan Conservatory.

Including stylish fittings throughout, the accommodation comprises: side entrance hall, spacious living room with feature fireplace, fully fitted kitchen with integrated appliances, double bedroom with fitted furniture, shower room furnished with contemporary three piece white suite including shower cubicle, second sitting room/snug/study (formerly bed 2) being open plan to delightful Conservatory with french doors to garden.

The property occupies a generous end plot having large block paved driveway with detached garage and access to either side leading to a surprisingly large tiered garden with lower patio sheds and outside storage and quarried steps with attractive rockeries leading up to lawned and gravelled seating areas, offering an ideal vantage point for the elevated views.

Further restricted access (steep steps) leads up to an upper level lawn for occasional use (access can be blocked if required) which also affords privacy from neighbouring properties.

EPC: D

Tenure: Freehold

Council Tax: C

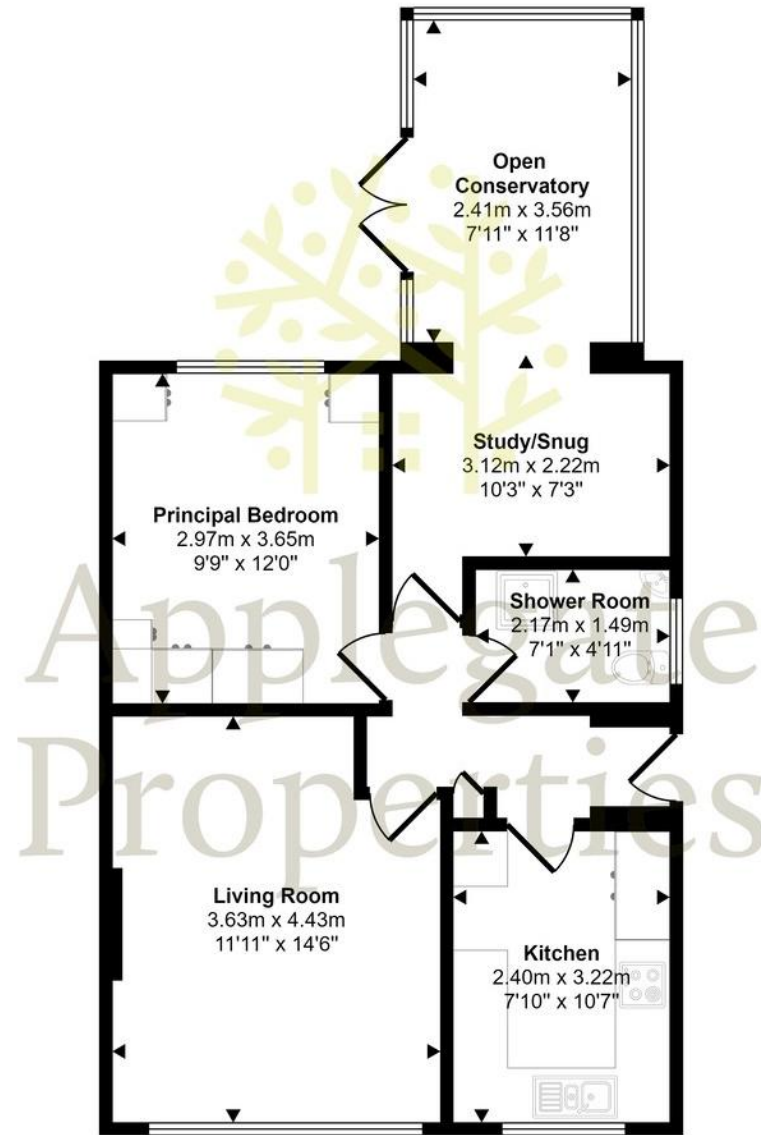
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact 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
60 sq m / 648 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		
69-80	C		78 C
55-68	D	61 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