



Applegate  
Properties



**Hollin Brigg Lane, Holmbridge, Holmfirth, HD9 2PG**

**Guide price: £340,000 - £360,000**

A spacious and extended three bedroom semidetached with double garage and gardens in enviable semi-rural village location.

- Spacious semi detached
- Extended accommodation
- Three bedrooms
- Double garage



## PROPERTY DESCRIPTION

Situated on the edge of the much sought after village of Holm bridge this extended semi detached property offers spacious accommodation. Giving views of the surrounding hills, there is a regarded local schooling with in easy reach and country walks from the door step.

Updated and well maintained by the current owners, the property offers further potential regarding use of the spacious double garage (subject to consents).

Briefly comprising:

Front storm porch with inner door to spacious hallway, doors off to WC, dining room and kitchen areas.

There is access from the driveway into a spacious hallway/lobby area with skylight and fitted units matching the kitchen. An internal door leads to the double garage (fitted with dual electric roller shutter doors, remote fob activation, sky light, shower and utility area). Further doors lead from the hallway to both the rear garden and into kitchen which is fitted with modern units and oak worktops.

From the kitchen there is access to the spacious dual aspect lounge giving views over Holme Moss and surrounding hills. The room has a feature fireplace and wood burning stove.

Matching tiled floors throughout the ground floor give way to carpeted stairs leading to the first floor landing area (access to part boarded loft). A door to the tiled bathroom with modern four piece white suite offering bath and separate shower, sink and wc. Further doors lead into the three carpeted bedrooms, two being doubles, one with fitted mirror doors, drawers and hanging rail behind. The principal bedroom and the single room give views out toward Holme Moss and the surrounding hills.

Externally to the front the generous double driveway affords parking for multiple vehicles and leads to the double garage, at the front are two lawned areas with flower borders. To the rear is a Indian stone patio area, low maintenance artificial lawn and two wooden storage sheds and a low level log store. The property also benefits from two external electrical outlets and outside tap to both front and rear.

EPC: D

Tenure: Freehold

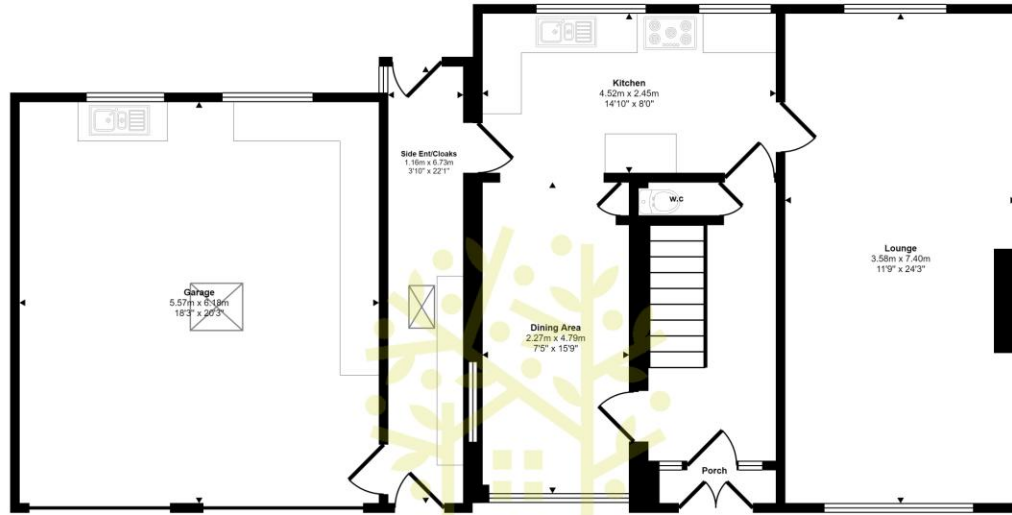
Council Tax: C

**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 Holm firth 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.

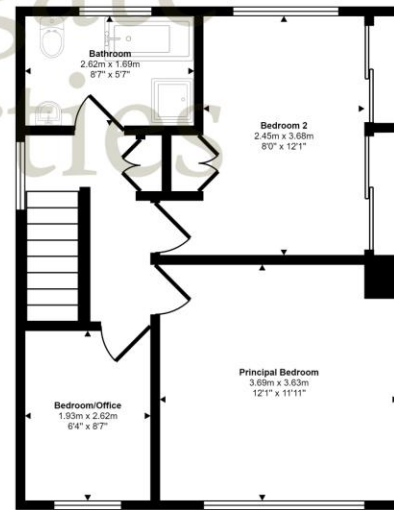




Approx Gross Internal Area  
149 sq m / 1605 sq ft



Ground Floor  
Approx 106 sq m / 1142 sq ft



First Floor  
Approx 43 sq m / 463 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	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