



Applegate
Properties



- Bay fronted semi detached
- Three bedrooms
- Gardens & driveway
- Elevated views

Greenhill Bank Road, Holmfirth, HD9 1UN

Offers in the region of: £300,000

A spacious and well maintained three bedroom semi detached with driveway and gardens occupying pleasant elevated position with rural views and offering excellent further potential.



PROPERTY DESCRIPTION

Standing in a generous elevated plot on the fringes of Holmfirth and surrounded by stunning countryside is this three bedroom bay fronted semi detached. While being well maintained the property offers excellent further potential to update and decorate to taste or even extend (subject to relevant consents).

Being well placed for the local amenities of nearby New Mill and the more varied and popular attractions of nearby Holmfirth as well as regarded local schooling, this delightful property may well be of interest to the family buyer.

In brief comprising: Hallway, spacious living room with walk-in bay and double doors to Dining Room, fitted Kitchen with useful pantry store

To the first floor are three bedrooms (two being double with fitted wardrobes) and Bathroom furnished with a three piece white suite and over bath shower.

Externally, the property is elevated and set back from the roadside including a gated driveway providing off street parking. A lawn with stocked borders to the front continues to the side with external access to coal store. While to the rear can be found a good sized garden being mainly laid to lawn with hedged boundaries providing a good degree of privacy. No Vendor Chain.

EPC: D

Tenure: Freehold

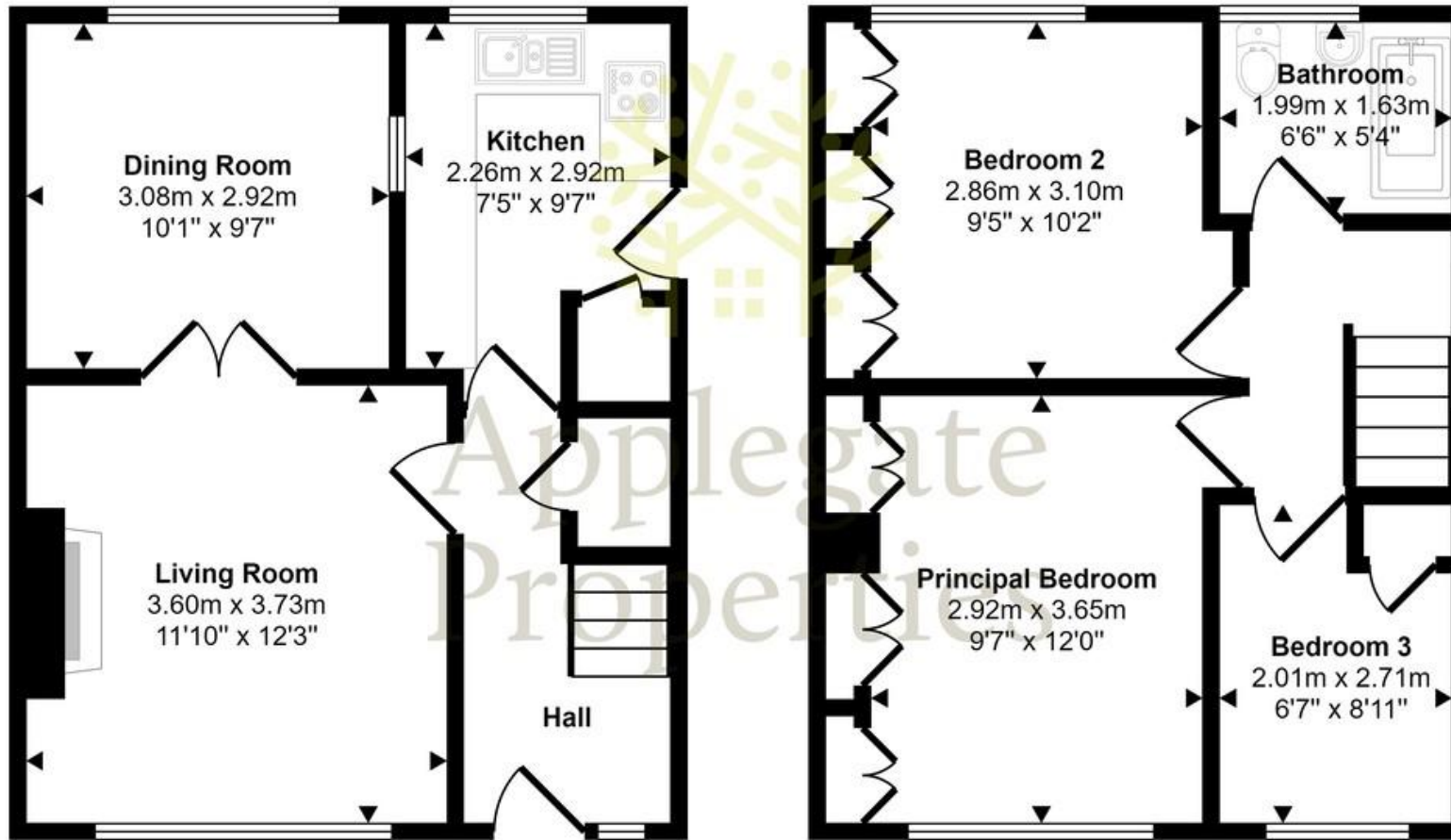
Council Tax: C

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





Approx Gross Internal Area
75 sq m / 802 sq ft



Ground Floor
Approx 37 sq m / 403 sq ft

First Floor
Approx 37 sq m / 399 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	66 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