



Applegate
Properties



Sheffield Road, New Mill, Holmfirth, HD9 7HA

Guide price £300,000 - £325,000

A spacious bay fronted three bed semi detached with garage and generous gardens in pleasant semi rural setting and offering further potential on the fringes of popular Holmfirth.

- Bay fronted semi
- Three beds
- Further potential
- Generous gardens & garage



PROPERTY DESCRIPTION

Occupying a pleasant tucked away position, set back from the road-side and over-looking fields to the side is this attractive and extended bay fronted semi detached property.

While requiring some updating, the property offers an ideal blank canvas to create a delightful family home. Standing in generous grounds with further garage to the rear, the property is well placed for regarded local schooling, the varied amenities of Holmfirth and commutable for much of West and South Yorkshire. In brief the accommodation comprises: Hallway with useful understairs pantry/store, spacious Sitting Room with feature walk-in bay, Dining Room with views over rear garden and woodland beyond, fitted Kitchen and Conservatory extension to the side affording further potential.

To the First Floor are three bedrooms (two doubles with fitted wardrobes) and Bathroom furnished with a three piece suite.

Externally, the property is approached to the front via a shared driveway leading to a front garden and access continuing to the side with steps and external access to a useful basement boiler room and store. Terraced gardens continue to the rear and lead to a detached garage accessed via a road to the rear. No Vendor Chain.

EPC: D

Tenure: Freehold

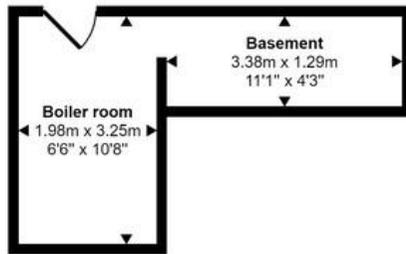
Council Tax: C

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.





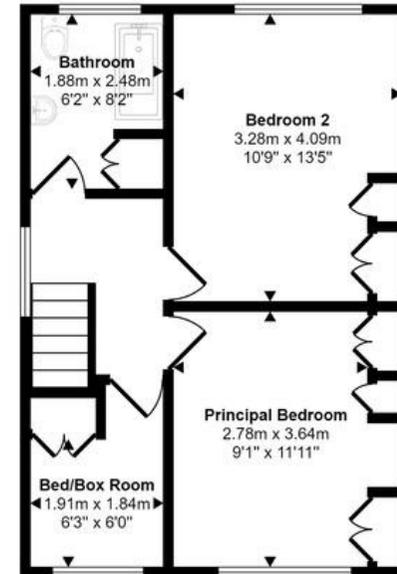
Approx Gross Internal Area
105 sq m / 1128 sq ft



Basement
Approx 11 sq m / 118 sq ft



Ground Floor
Approx 52 sq m / 557 sq ft



First Floor
Approx 42 sq m / 453 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		84 B
69-80	C		
55-68	D	62 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 – 1.00pm

Sunday - CLOSED