



Applegate  
Properties



- Substantial detached
- Four/Five bedrooms
- Flexible accommodation
- Garage and gardens

**Abbey Close, Hade Edge, Holmfirth, HD9 2DD**

**Offers in the region of £498,950**

A substantial stone built four/five bed detached with garage and gardens in select cul-de-sac within regarded semi-rural village on the edge of sought after Holmfirth.



## PROPERTY DESCRIPTION

Affording extremely spacious and versatile accommodation which may well suit the family buyer or those looking for potential annexed accommodation is this attractive stone detached property. Being located on this small cul-de-sac of similar executive style homes, the property includes generous reception, bedroom and office space and a neutral décor throughout allowing a new buyer to decorate to taste.

Set within desirable Hade Edge village with its regarded schooling, pub, farm shop and stunning walks on the door step, this delightful home also affords easy access to the varied shops, restaurants and schools of nearby Holmfirth but also offers easy commuting for much of West and South Yorkshire.

In brief the accommodation comprises: Entrance Lobby, spacious Hallway with understairs store and turned staircase, large Cloaks/Shower Room with w.c, spacious Living Room with feature fireplace and double doors to formal Dining Room, spacious Breakfast/Dining Kitchen with fitted units and integrated appliances, Utility Room, Office with fitted storage, large Family room/Bedroom with patio doors to front (offering a variety of uses or potential for annex).

To the First Floor a generous galleried landing with airing cupboard leads to four double bedrooms, the Principal having En suite Shower room and further House Bathroom.

Externally, the property has established gardens to the front with off street parking and driveway continuing to the side and leading to a detached garage with front and side doors and further generous rear garden with lawn and stocked borders. No vendor chain.

EPC: C

Tenure: Freehold

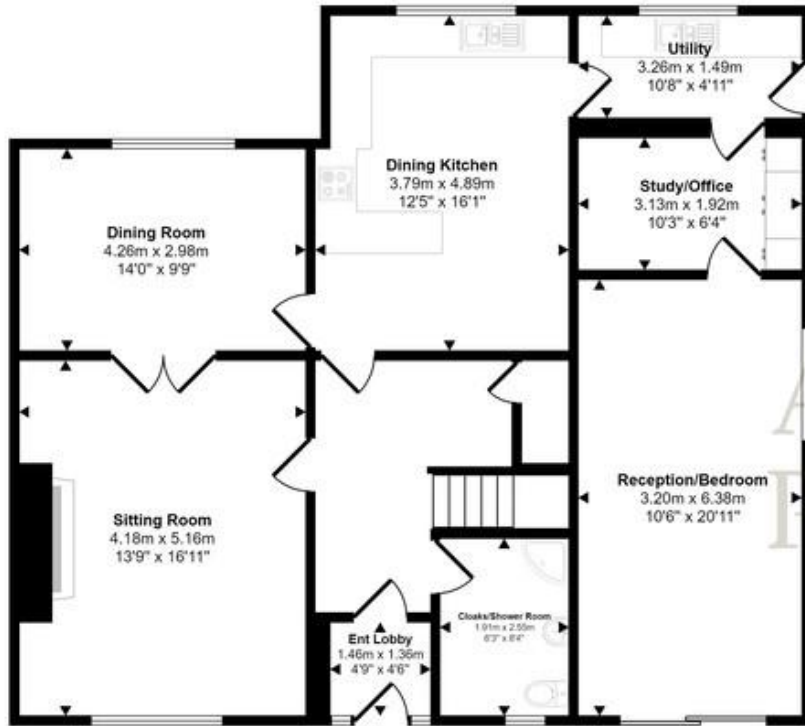
Council Tax: F

**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.

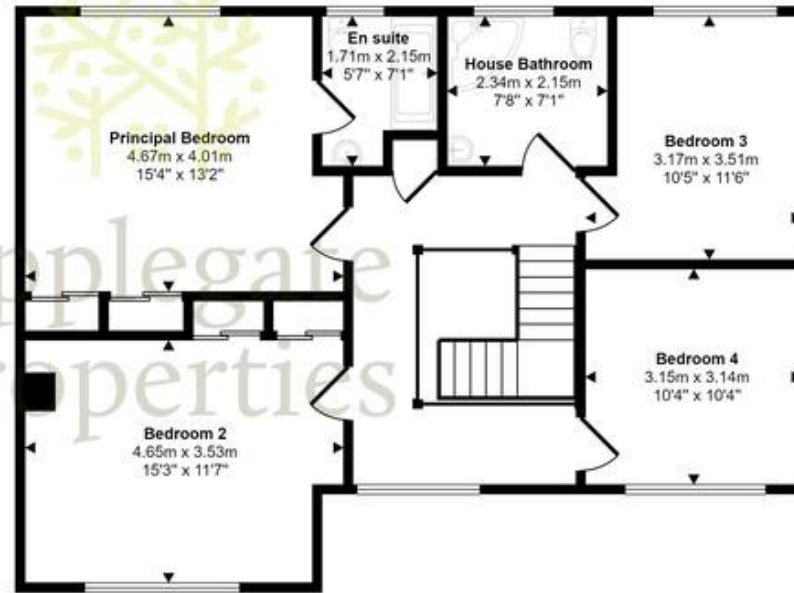




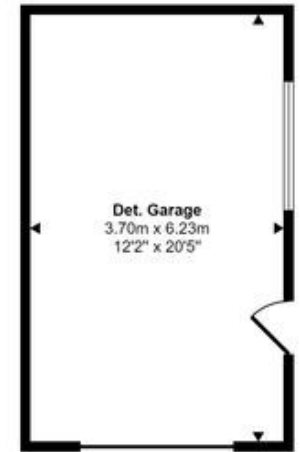
Approx Gross Internal Area  
215 sq m / 2318 sq ft



Ground Floor  
Approx 109 sq m / 1171 sq ft



First Floor  
Approx 84 sq m / 899 sq ft



Garage  
Approx 23 sq m / 248 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	75 C	
55-68	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