



Applegate  
Properties



## Fearnley Court, Holmfirth, HD9 1UD

**Offers in the region of: £395,000**

A sizeable three storey townhouse offering versatile three bed interior with large gardens and garage in select semi-rural cul-de-sac setting.

- Attractive townhouse
- Over three stories
- Three bedrooms
- Generous tiered gardens



## PROPERTY DESCRIPTION

Occupying an enviable position on the edge of stunning open countryside, yet only a short distance from the popular and varied amenities of Holmfirth is this attractive and most deceptive three storey mid townhouse.

Being of interest to a variety of buyers including the growing family, the property is well presented throughout, includes a contemporary neutral interior, gas central heating and comprises: Front Entrance Porch, Inner Hallway with Cloaks/Utility and access to Integral Garage.

Stairs lead to the First Floor with open Dining area, Fitted Kitchen with pantry store and spacious Sitting Room with double doors to rear garden.

To the Second Floor are Three Bedrooms, the Principal having fitted wardrobes and En suite Shower room and further large House Bathroom furnished with a contemporary four piece white suite including separate walk-in shower.

Externally, the property is approached by a long driveway providing multi vehicle tandem parking and open lawn. To the rear can be found a very generous tiered garden landscaped for ease of maintenance, which includes terraced paved and artificial lawns with fenced boundaries adjoining open fields to the rear and stunning rooftop views.

EPC: C

Tenure: Freehold

Council Tax: D

**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  
131 sq m / 1405 sq ft



Ground Floor  
Approx 27 sq m / 286 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		81 B
69-80	C	69 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

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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 – 1.00pm

Sunday - CLOSED