



Applegate
Properties



- End Terrace
- Three bedrooms
- Elevated rural position
- Stunning reservoir views

Bank Top Lane, Holmbridge, Holmfirth, HD9 2QD

Offers in the region of: £350,000

A three bedroom end terrace with large garden, garage and stunning views over Digley Reservoir close to popular Holmfirth.



PROPERTY DESCRIPTION

Occupying a most enviable elevated position with panoramic views over Digley Reservoir and the surrounding countryside is this stone end terraced property. Being of interest to a variety of buyers from those searching a rural retreat to the young family, this rare opportunity to acquire a property in this highly sought after location does not often arise.

Boasting rural walks on the doorstep and the ever popular and varied amenities of Holmfirth nearby, this delightful residence includes double glazing and briefly comprises: Entrance Porch, Hallway with understorey, Living Room with log burning stove, open Dining Kitchen.

To the First Floor are three bedrooms (two double) and Bathroom furnished with a three piece white suite and over bath shower.

Externally, the property has enclosed gardens to front and rear, the rear being particularly generous including large lawned areas and outside store. Parking is available to the side, shared by neighbouring properties and includes a detached garage (we understand the garage plot to be on an annual lease of approximately £291 pa). Neighbouring property has right of access to their rear door and front access over path.

EPC: E

Tenure: Freehold

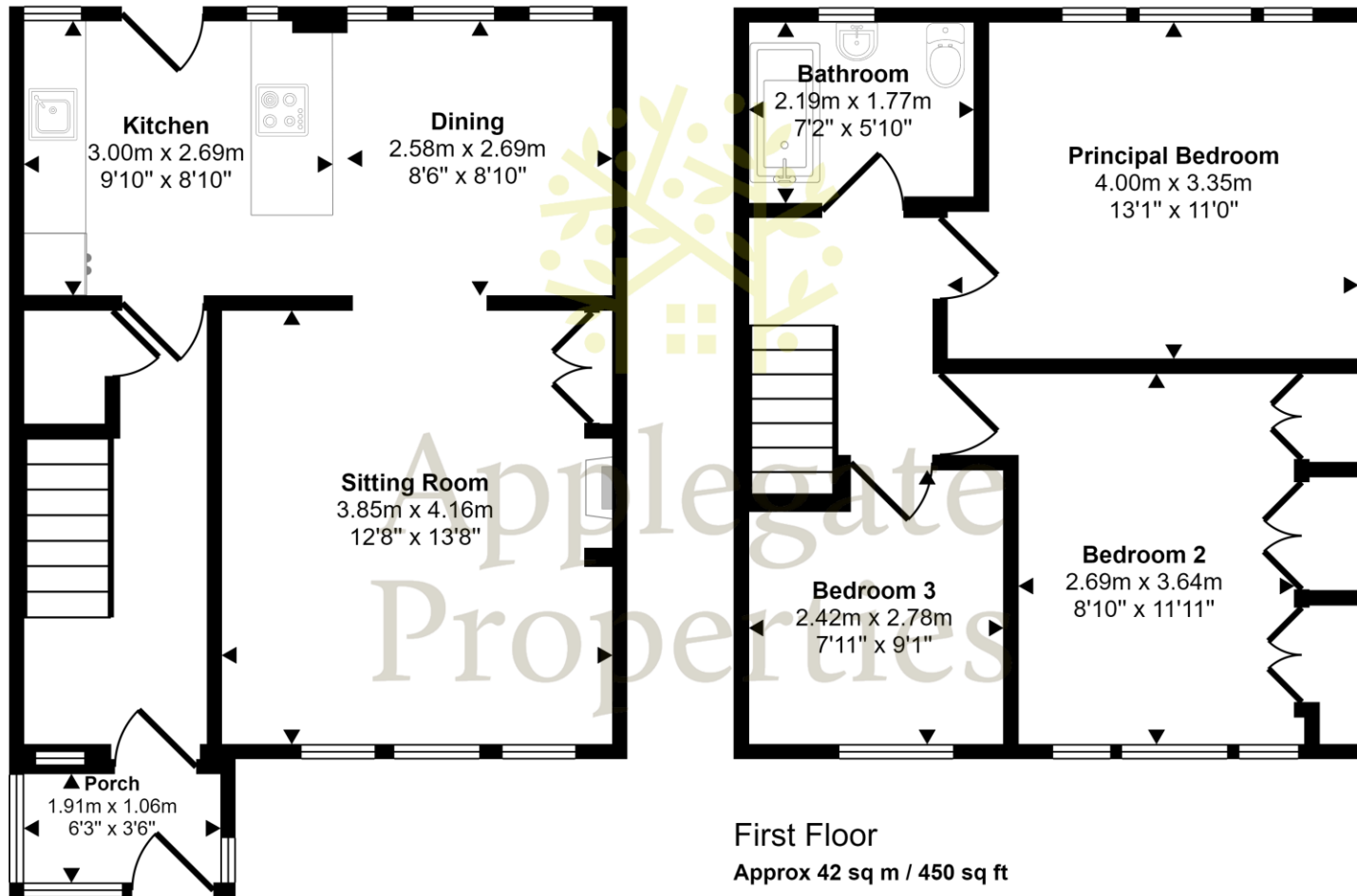
Council Tax: B

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
85 sq m / 914 sq ft



Ground Floor
Approx 43 sq m / 463 sq ft

First Floor
Approx 42 sq m / 450 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		
39-54	E	52 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