



Applegate  
Properties



- Modern detached
- Over three floors
- Flexible three/four bed interior
- Garden & garage

## **The Bridges, Thongsbridge, Holmfirth, HD9 7FE**

**Offers in the region of: £395,000**

Nestled in a pleasant corner position, yet conveniently close to the charming town of Holmfirth and nearby renowned schools, The Bridges offers a rare opportunity to own a stylish, contemporary home that perfectly blends modern living with a touch of luxury.



## PROPERTY DESCRIPTION

Nestled in a pleasant corner position, yet conveniently close to the charming town of Holmfirth and nearby renowned schools, The Bridges offers a rare opportunity to own a stylish, contemporary home that perfectly blends modern living with a touch of luxury.

Having gas central heating and double glazing, this versatile property spans three impressive floors, providing flexible accommodation with three to four bedrooms. The ground floor welcomes you with a spacious entrance hall, complete with a cloakroom/W.C., offering internal access to a garage featuring a remote roller door. This level also includes a versatile bedroom/office/reception room, ideal for working from home or guest accommodation, with double doors that open onto the landscaped private garden.

Ascend to the first floor, where an expansive open-plan living, dining, and kitchen area awaits. This space is perfect for both relaxing and entertaining, with a designated study area for added convenience. The living area seamlessly extends onto a balcony seating area, providing an ideal spot to enjoy the outdoors. The contemporary kitchen boasts stylish units, a breakfast bar, and plenty of space for culinary adventures.

The second floor hosts three well-appointed bedrooms, including the principal bedroom, which benefits from air conditioning and en-suite shower room.

Externally, The Bridges offers driveway parking leading to the garage, side access to the property, and a low-maintenance garden featuring attractive paving and a charming rockery garden. With no onward chain, this property is ready for you to make it your own.

Don't miss your chance to secure this modern detached home in the heart of Thongsbridge, Holmfirth. Contact us today to arrange a viewing and discover the lifestyle that awaits at The Bridges.

**MATERIAL INFORMATION:** We understand that this property is connected to mains water and drainage, mains electricity and gas

**EPC:** B

**Tenure:** Freehold

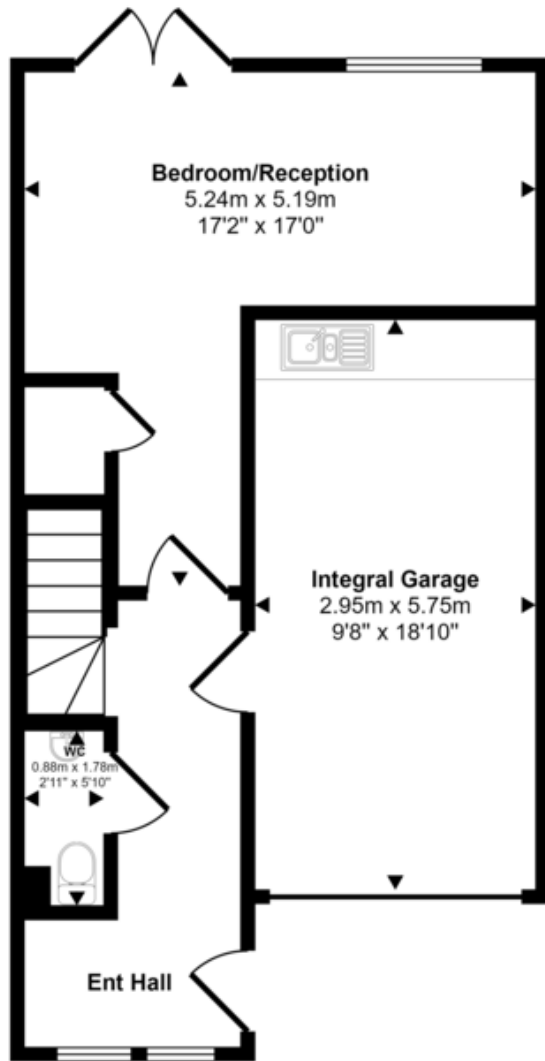
**Council Tax Band:** D

**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.

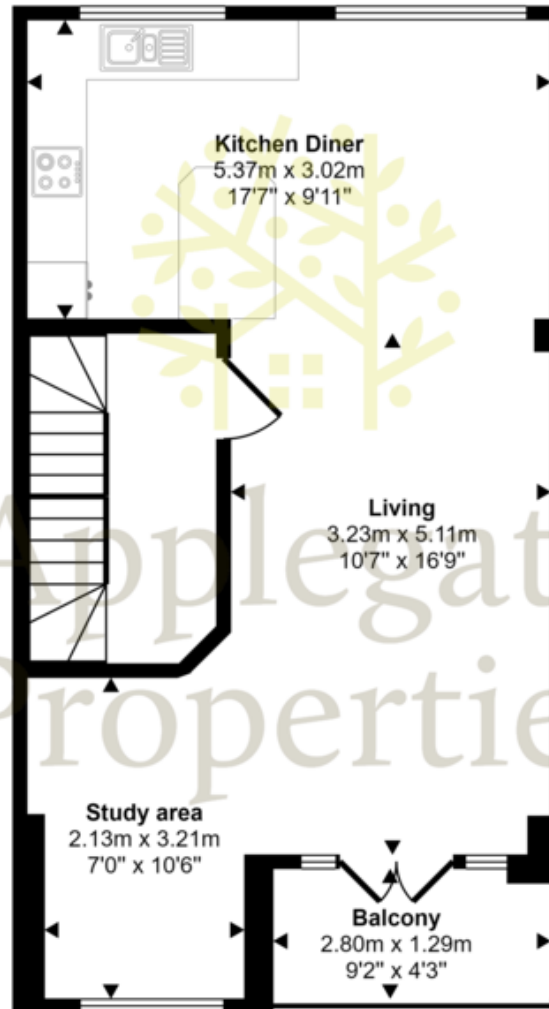




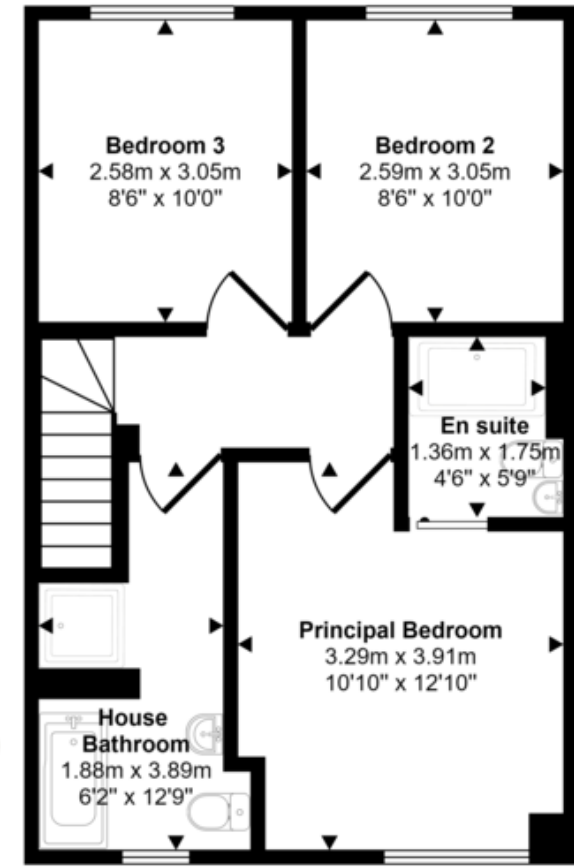
Approx Gross Internal Area  
139 sq m / 1499 sq ft



Ground Floor  
Approx 47 sq m / 505 sq ft



First Floor  
Approx 48 sq m / 519 sq ft



Second Floor  
Approx 44 sq m / 475 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	90 B
69-80	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.

#### Copyright

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED