



Applegate  
Properties



- Spacious detached
- Four bedrooms
- Excellent further potential
- Large garden plot

**Huddersfield Road, New Mill, Holmfirth, HD9 7JU**

**Guide Price: £430,000 - £450,000**

Spacious four bed detached in large plot offering excellent further potential set back from the roadside close to popular village amenities.



## PROPERTY DESCRIPTION

A spacious four-bedroom detached property set within a large garden plot, accessed by a long driveway. Offering great potential for modernisation and improvement with plans being drawn for side and rear extensions (subject to consents, no planning permission has been applied for). Ideally suited to a growing family, the property is close to village amenities and schools, making it an excellent choice for those looking to create a substantial family home. The hallway, with its turned staircase, leads to a cloakroom with WC. The living room is generously sized, with dual aspect windows allowing plenty of natural light. Adjacent is the dining room, a perfect space for family meals or entertaining. The breakfast kitchen, with an adjoining utility room, adds practicality to everyday living.

Upstairs, the landing gives access to four well-proportioned bedrooms. The family bathroom has a four-piece coloured suite, offering potential for modernisation, while a separate shower room.

Outside, a long shared driveway leads to an undercroft garage with a side door. The generous gardens wrap around the property, with lawns, paved areas, and well-maintained borders.

With no onward vendor chain, this home is ready for buyers wanting to take on a project. Newlands offers the opportunity to extend and personalise with drawn plans (subject to consents). Its spacious living areas, potential for extension, and proximity to village amenities make this property a great option for family buyers. Viewing is recommended to fully appreciate its potential.

EPC: D

Tenure: Freehold

Council Tax: F

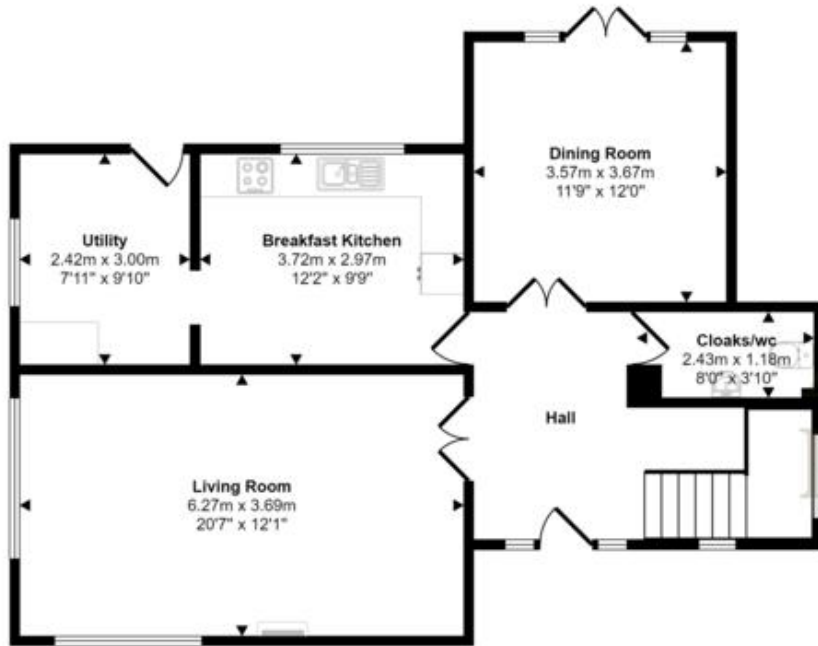
**MATERIAL INFORMATION:** We understand that this property is connected to mains water and drainage, mains electricity and gas.

**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 Holm firth 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.





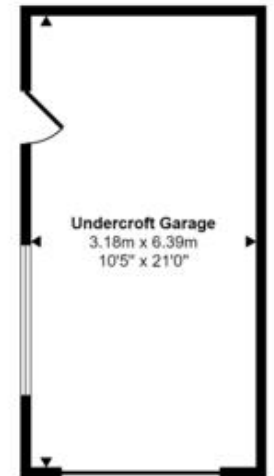
Approx Gross Internal Area  
167 sq m / 1796 sq ft



Ground Floor  
Approx 73 sq m / 782 sq ft

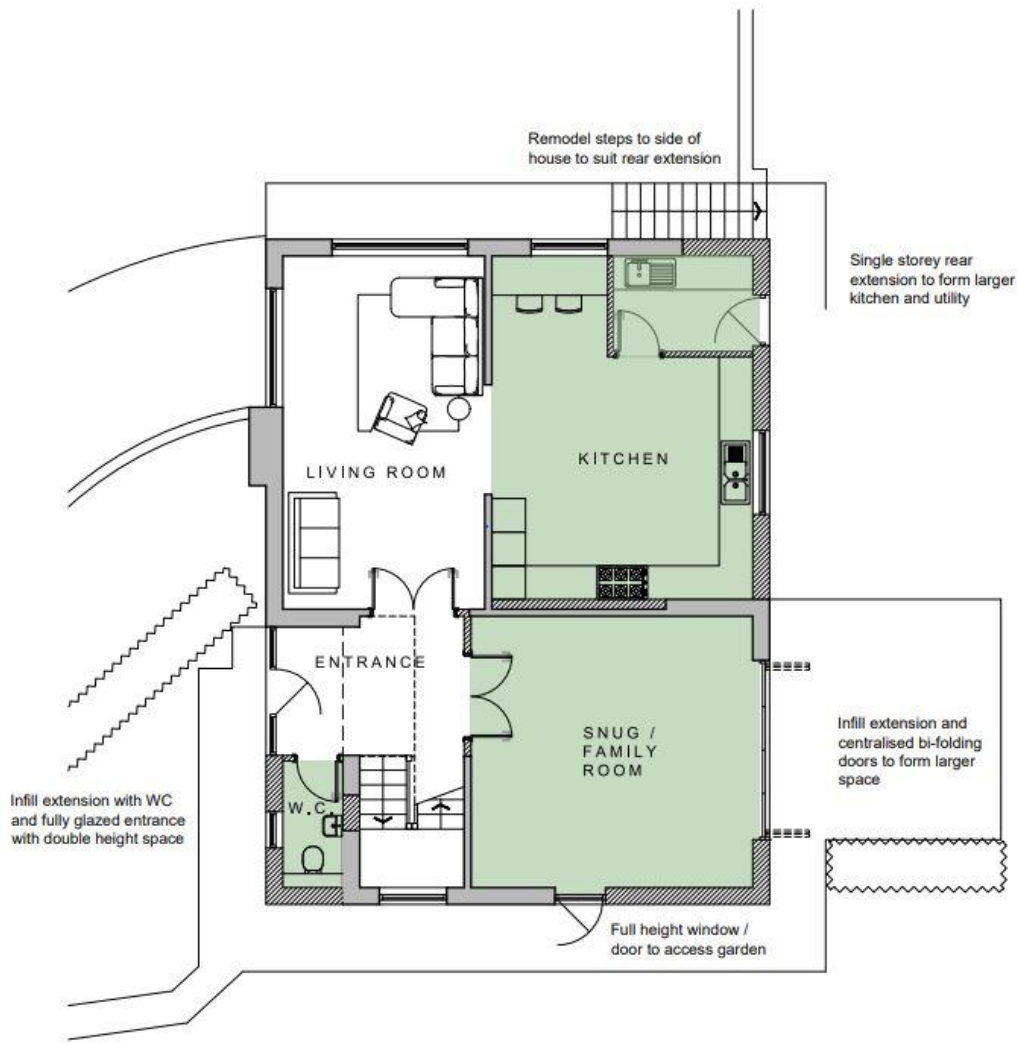


First Floor  
Approx 74 sq m / 795 sq ft



Garage  
Approx 20 sq m / 219 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.



**PROPOSED GROUND FLOOR PLAN**  
SCALE 1:100



**PROPOSED FIRST FLOOR PLAN**  
SCALE 1:100

SCALE 1:100

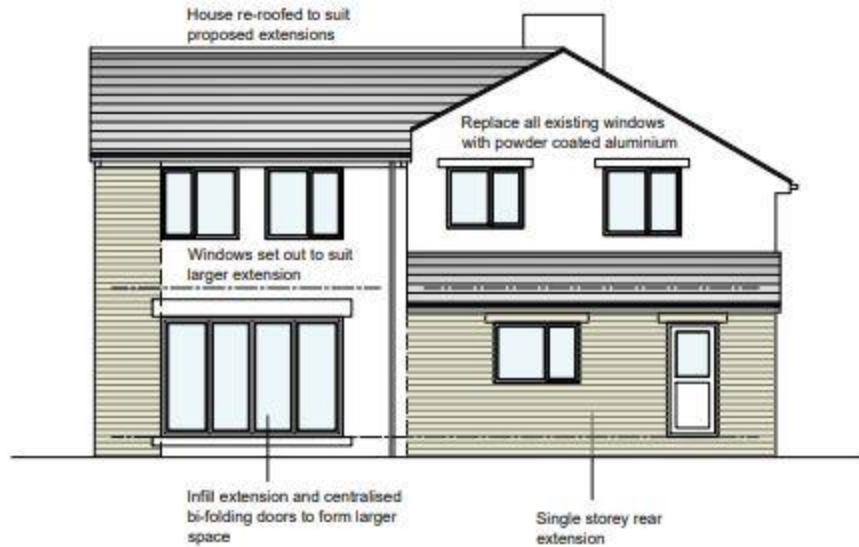


SCALE 1:100



**PROPOSED REAR ELEVATION (east)**

SCALE 1:100



**PROPOSED SIDE ELEVATION (north)**

SCALE 1:100



**PROPOSED FRONT ELEVATION (west)**

SCALE 1:100



**PROPOSED SIDE ELEVATION (south)**

SCALE 1:100



**PROPOSED REAR ELEVATION (east)**

SCALE 1:100



**PROPOSED SIDE ELEVATION (north)**

SCALE 1:100





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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

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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