



Applegate
Properties



- Attractive mid terrace
- Two double bedrooms
- Characterful yet modernised
- Small garden

Underbank Old Road, Holmfirth, HD9 1AS

Offers in the region of: £169,950

A characterful yet modernised two bedroom mid terrace with small garden on fringes of Holmfirth centre.



PROPERTY DESCRIPTION

Located in an enviable elevated and tucked away position yet only a short distance from the popular shops, restaurants and amenities of thriving Holmfirth centre is this attractive stone mid terrace. Affording most characterful, yet modernised and well presented accommodation this cosy yet surprisingly well proportioned two bedroom property may suit the needs of a variety of potential buyers including the first time buyer or indeed down-sizer.

Having gas central heating and Upvc double glazing alongside more traditional features including a stove effect fire in alcove fireplace the accommodation briefly includes: Entrance Lobby with feature tiled flooring, Living Room with feature stove effect gas fire and opening to fitted Breakfast Kitchen with useful larder pantry and fitted breakfast bar.

To the First Floor are two double bedrooms, the Principal Bedroom being particularly generous including fitted wardrobes and House Bathroom furnished with three piece white suite and over bath shower.

Externally, the property is set back from the roadside up an elevated pathway with gated access (pedestrian access for neighbour also) to a small but very pleasant front garden including central lawn, borders and paved seating area all with far reaching views towards Holmfirth. No Vendor Chain.

EPC: D

Tenure: Freehold

Council Tax: B

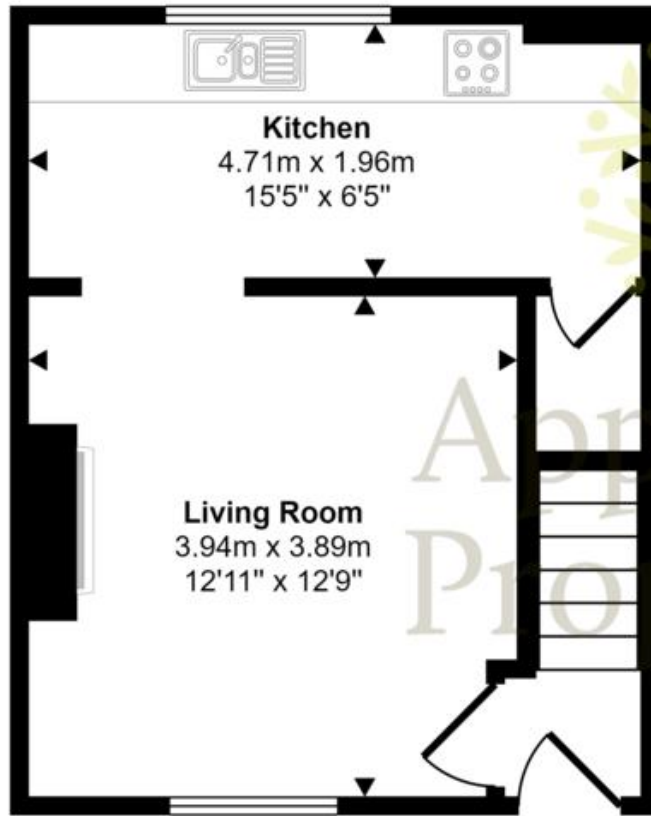
MATERIAL INFORMATION: We understand that this property is connected to mains water and drainage, mains electricity and gas.

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 Holmfirth branch. Properties cannot be classed as Sold Subject to Contract 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.

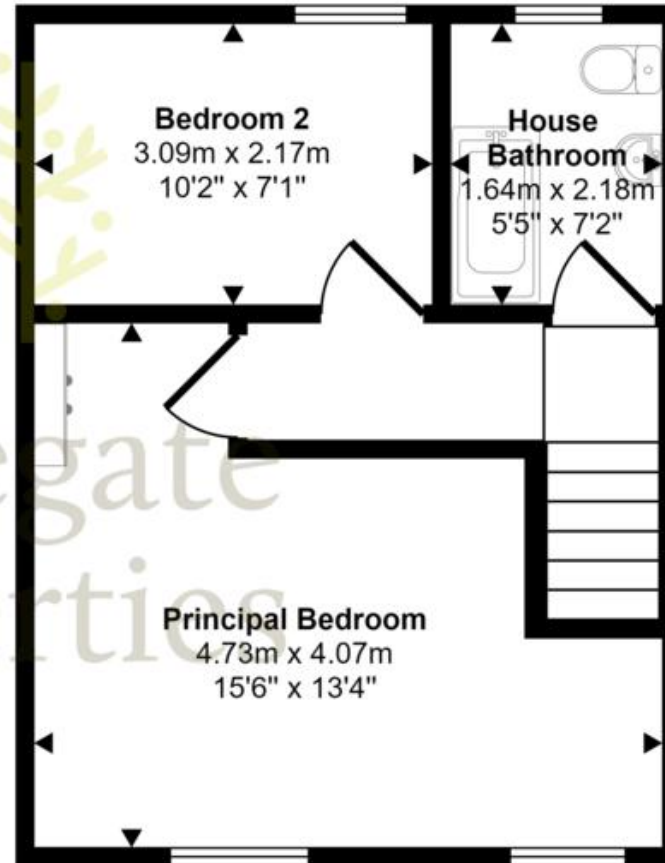




Approx Gross Internal Area
59 sq m / 638 sq ft



Ground Floor
Approx 28 sq m / 306 sq ft



First Floor
Approx 31 sq m / 333 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 | | 89 B |
| 69-80 | C | | |
| 55-68 | D | 66 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.

Copyright: Drawing by Applegate Properties

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.

Copyright

Unauthorised reproduction prohibited

Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED