



Applegate
Properties



- Attractive end terrace
- Two double bedrooms
- Garage and gardens
- Popular village

Cooperative Terrace, Holmfirth, HD9 1QB

Guide Price: £220,000 - £230,000

A spacious and well presented end terrace with garden, parking and garage in village location close to popular Holmfirth.



PROPERTY DESCRIPTION

Occupying a pleasant tucked away position within popular village yet only a short distance from vibrant Holmfirth itself is this attractive end terrace. Affording spacious and stylish two bedroom accommodation which may well suit the first time buyer or young family this delightful property is also well placed for regarded local schooling and village amenities.

Having gas central heating, double glazing and a modern neutral decor throughout, Comprising: front Entrance Lobby, spacious Living room with feature fireplace, Dining Kitchen fitted with modern units providing a hub for the young family and useful cellar store.

Ascending to the first floor can be found two generous double bedrooms and large family bathroom which includes a three piece white suite, vanity units and an over bath shower.

Externally, the property is well tucked away from the main road down a shared lane leading to private parking to the front and side leading to a detached garage with front up and over door. To the rear can also be found a pleasant garden designed for ease of maintenance and providing a pleasant outside seating space.

Agents Note: We understand that neighbouring properties have pedestrian access behind the garage to an access lane at the rear.

EPC: D

Tenure: Freehold

Council Tax: A

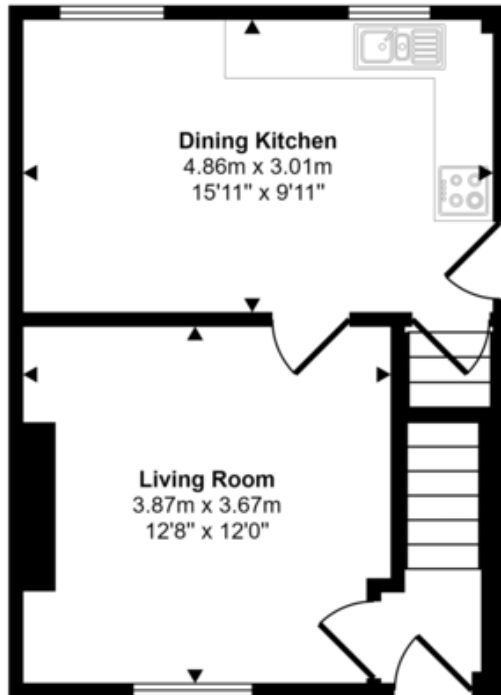
MATERIAL INFORMATION: we understand that the property has mains electricity, gas, water and drainage.

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

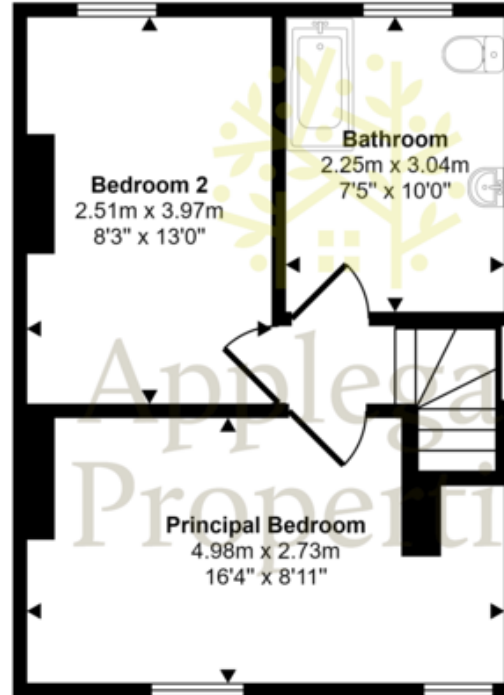




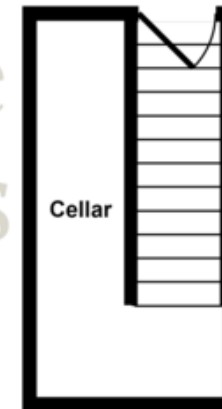
Approx Gross Internal Area
90 sq m / 971 sq ft



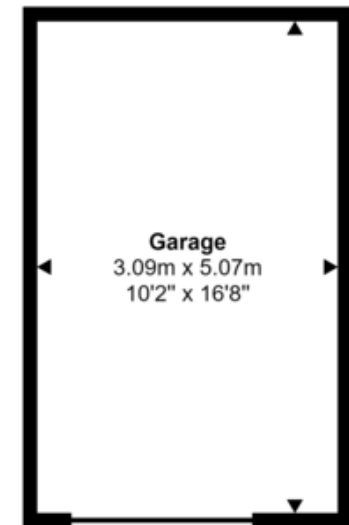
Ground Floor
Approx 33 sq m / 355 sq ft



First Floor
Approx 34 sq m / 367 sq ft



Cellar
Approx 7 sq m / 80 sq ft



Garage
Approx 16 sq m / 169 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	64 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.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED