



Applegate  
Properties



- Spacious detached
- Five bedrooms
- Gardens & garage
- Popular village location

**Ryefields, Scholes, Holmfirth, HD9 1XF**

**Offers in the region of: £525,000**

A spacious and attractive five bedroom detached with garage, generous garden and open fields to rear all close to regarded village centre. No Chain.





## PROPERTY DESCRIPTION

Occupying an enviable semi rural location with open views to the rear, yet only a short walk from the popular amenities of sought after Scholes village is this substantial detached home.

Offering excellent scope for further improvement to taste, the flexible accommodation may well suit the family buyer. Having double glazing and gas central heating the spacious accommodation comprises: open outer storm porch with entrance to generous Hallway including under stairs storage, Cloaks/w.c and turned staircase, spacious formal dining room with feature 'hidden bookcase' door to large Sitting room with feature fireplace, fitted Kitchen with further Breakfast area, rear access Porch and internal door to garage.

Ascending to the First floor a spacious landing leads to four generous bedrooms, the Principal with en suite Shower Room, Fifth Study/Bedroom Five and House Bathroom.

Externally, the property has two driveways, one leading to the integral garage with power, lighting and internal door and one to attached carport.

To the rear are further generous gardens which includes lawns, paved areas and raised borders, all overlooking the adjoining fields and countryside beyond.

No vendor chain.

Agents Note: we are advised that a small strip to the left of the property (next to carport) has been leased for many years from the Electricity board at a peppercorn rent.

EPC: D

Tenure: Freehold

Council Tax: D

**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 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.



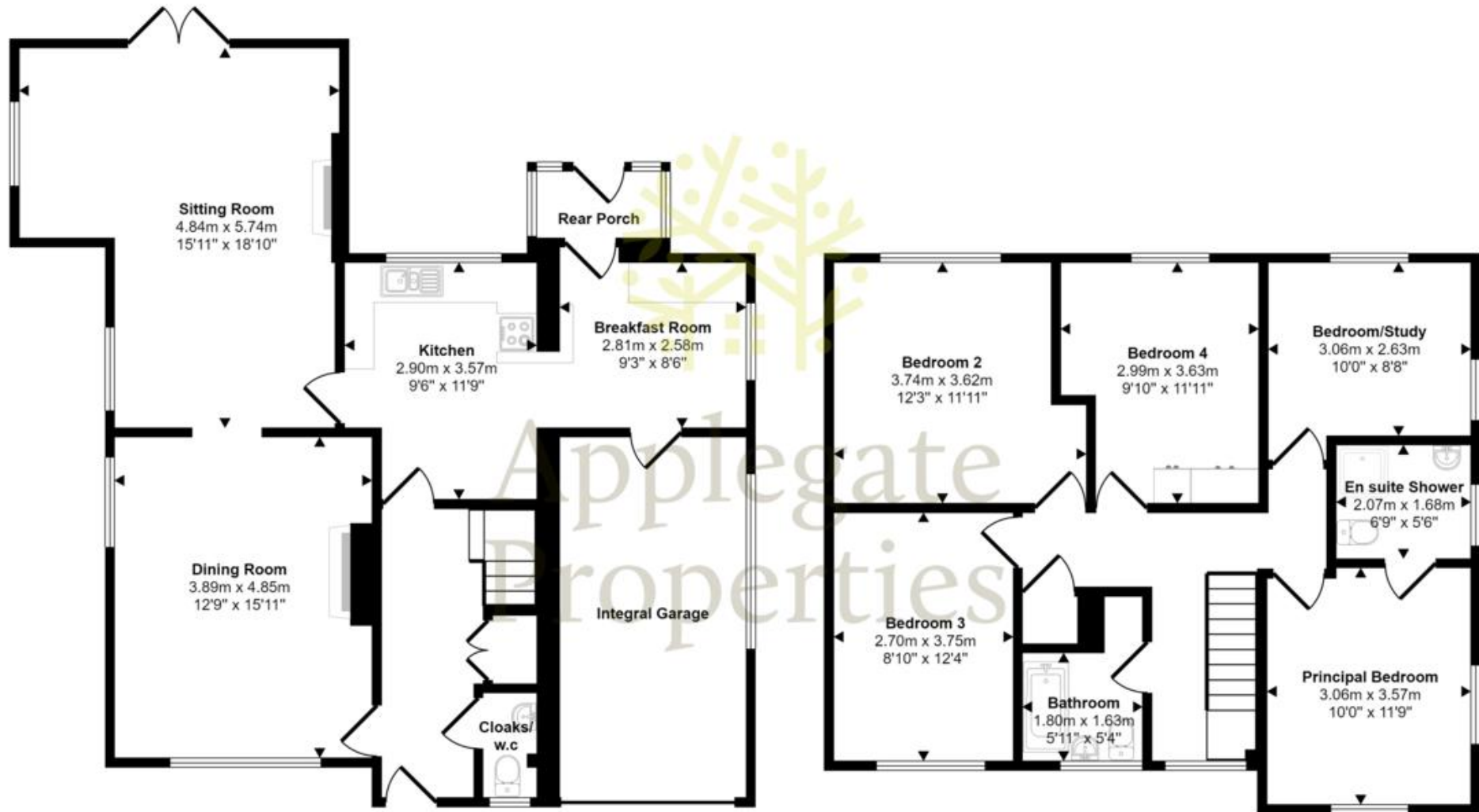








Approx Gross Internal Area  
168 sq m / 1806 sq ft



Ground Floor  
Approx 93 sq m / 1003 sq ft

First Floor  
Approx 75 sq m / 802 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		
69-80	C		77 C
55-68	D	56 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