



Applegate  
Properties



- Detached property
- Four bedrooms
- Gardens & parking
- Cul-de-sac position

**Sycamore Rise, Holmfirth, HD9 7TJ**

**Offers in the region of: £320,000**

A well presented four bedroom detached occupying cul-de-sac position with pleasant gardens and open aspect to rear.



## PROPERTY DESCRIPTION

Nestled in a pleasant tucked away position yet close to regarded schooling and the vibrant amenities of nearby Holmfirth is this attractive four bedroom detached. Affording ideal accommodation for the young family having gas central heating and double glazing the modern and neutral accommodation briefly comprises: Entrance Lobby, Cloaks/w.c, Utility room (formerly garage), fitted Kitchen, open raised Dining area with steps down to generous Living area. Ascending to the First Floor a turned staircase with feature window leads to four bedrooms and House Bathroom with modern white suite.

Externally the property enjoys driveway parking to the front leading to a useful store (formerly garage) with access to the side leading to a well-stocked rear garden with greenhouse, seating areas and open aspect to the rear.

EPC: C

Tenure: Freehold

Council Tax: D

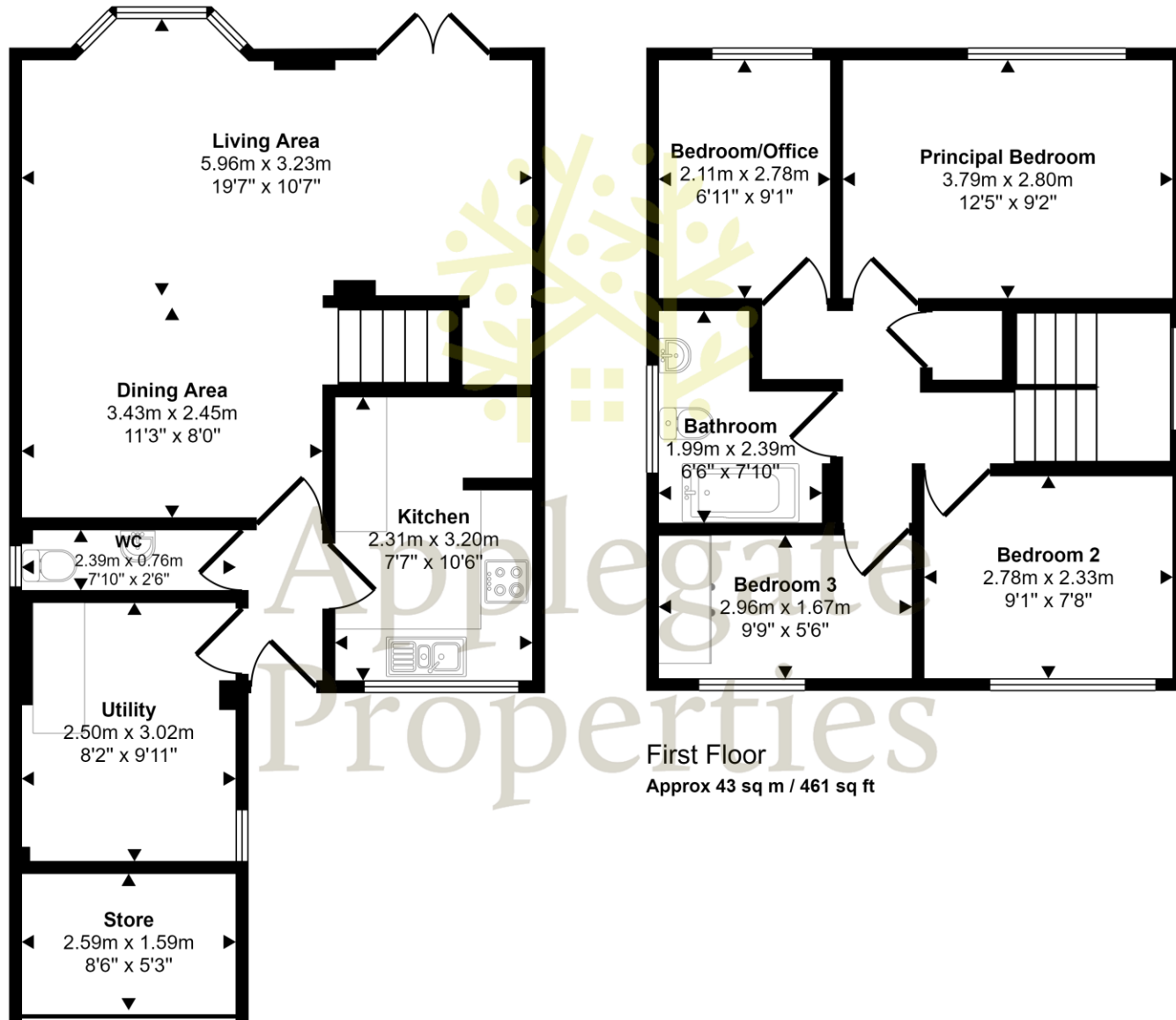
**MATERIAL INFORMATION:** We understand that this property is connected to mains water and drainage, mains electricity and gas.

**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  
97 sq m / 1046 sq ft



First Floor  
Approx 43 sq m / 461 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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.

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED