



Applegate
Properties



- Mid terraced cottage
- Two/three beds
- Garage and gardens
- Popular village

Towngate, Upperthong, Holmfirth, HD9 3UX

Offers in the region of: £259,950

A surprisingly spacious two/ three bedroom mid terraced cottage with generous garden and garage in sought after central village location. No Chain.



PROPERTY DESCRIPTION

Nestled in the heart of popular Uppertong village is this attractive mid cottage. Being modernised yet retaining character the spacious interior may well suit a variety of buyers including the down-sizer or young family. Having gas central heating, the property offers a neutral interior and briefly comprises: Hallway, fitted Kitchen with integrated appliances and exposed stone mullions to window, spacious Lounge/Diner with patio doors leading to garden. Ascending to the First Floor a landing space with loft access and storage cupboard leads to two double bedrooms, one having fitted wardrobes, Study/Bedroom three and House Shower Room furnished with a contemporary three piece white suite including shower cubicle, attractive brick tiling and decorative tiled flooring. Externally, a paved buffer garden with stone wall boundary provides potential outside storage, whilst to the rear a generous garden includes a sizeable paved patio and further lawn, ideal for summer entertaining. To the side of the terrace is access to a single garage (end of a block of three) providing potential for off street parking. (We understand there is access over adjoining properties leading to the garage). No Vendor Chain.

EPC: C

Tenure: Freehold

Council Tax: B

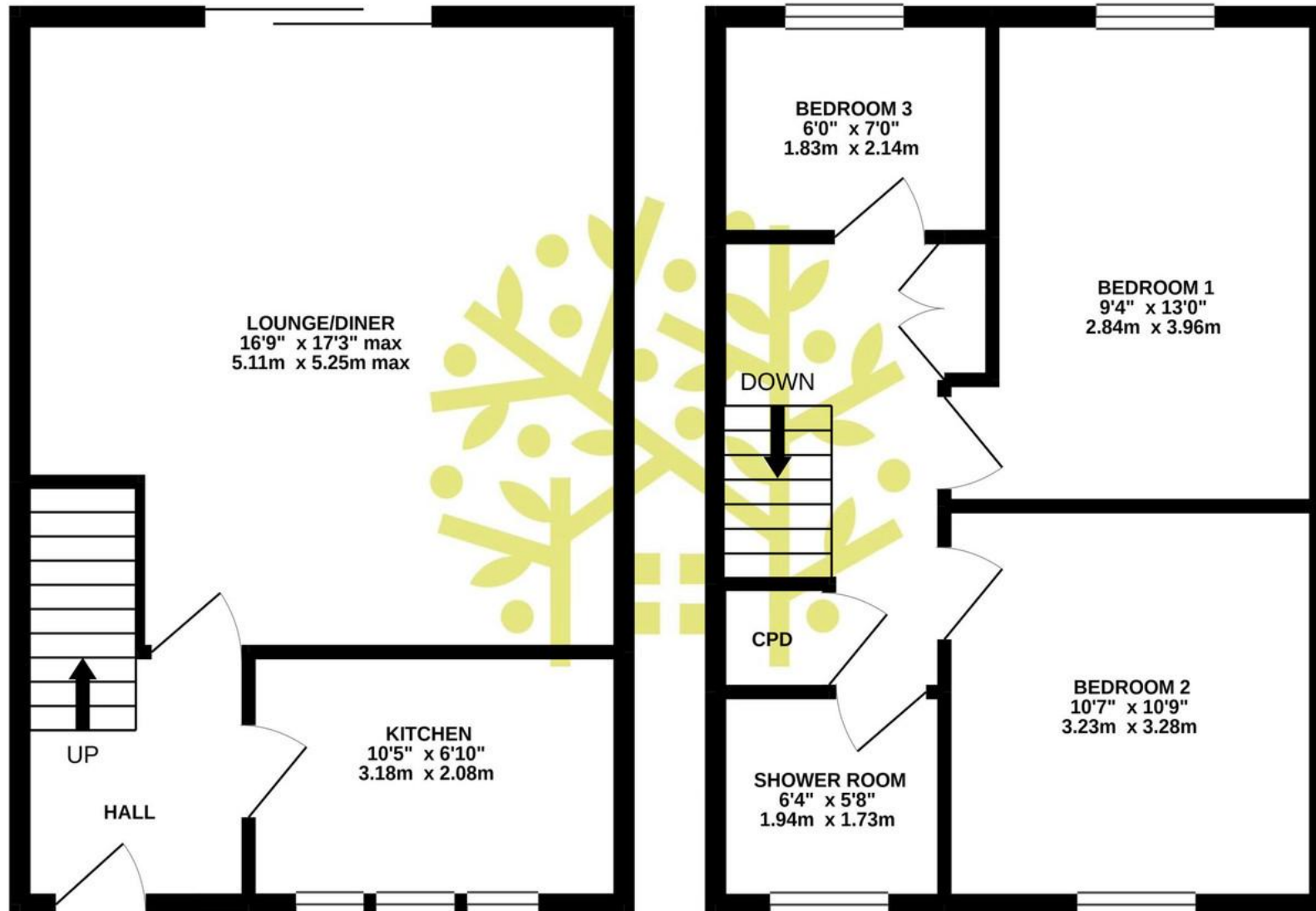
MATERIAL INFORMATION: We understand that this property is connected to mains water and drainage, mains electricity and gas.

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 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.



GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 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

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