



Applegate  
Properties



- Stunning detached home
- Four bedrooms
- Extensively remodelled & extended
- Spacious family living

**Town End Avenue, Wooldale, Holmfirth, HD9 1QW**  
**Offers in the region of: £550,000**

A stunning recently converted and constructed high quality and contemporary four bedroom detached with garage and gardens in popular Holmfirth village.



## PROPERTY DESCRIPTION

Having been extensively converted and extended from its original single storey design is this truly impressive and extremely deceptive four bedroom detached home. Having been meticulously designed and thoughtfully planned with high quality and contemporary design throughout, the flexible, partly open plan living space may well suit the needs of the growing family.

Being well placed for regarded local schooling and the varied and popular amenities of nearby Holmfirth, the stylish accommodation includes gas central heating and comprises: spacious Entrance Hall with cloaks storage, under stairs storage, w.c and turned staircase, Sitting/Family room, spacious open plan Living/Dining/Kitchen including modern fully fitted Kitchen with central island and generous living space with bi-fold doors to garden and useful Utility room completes the ground floor.

Ascending to the first floor, a turned staircase leads to a generous landing with access to four bedrooms, the Principal having fitted robes, en suite Shower room and full height picture window and further House Bathroom with four piece white suite including separate shower area. Externally, generous driveway parking to the front leads to an attached single garage, whilst tiered landscaped gardens to the rear, designed for ease of maintenance and an ideal outside dining space. Further garden space beyond offers excellent further potential.

EPC: C

Tenure: Freehold

Council Tax: D

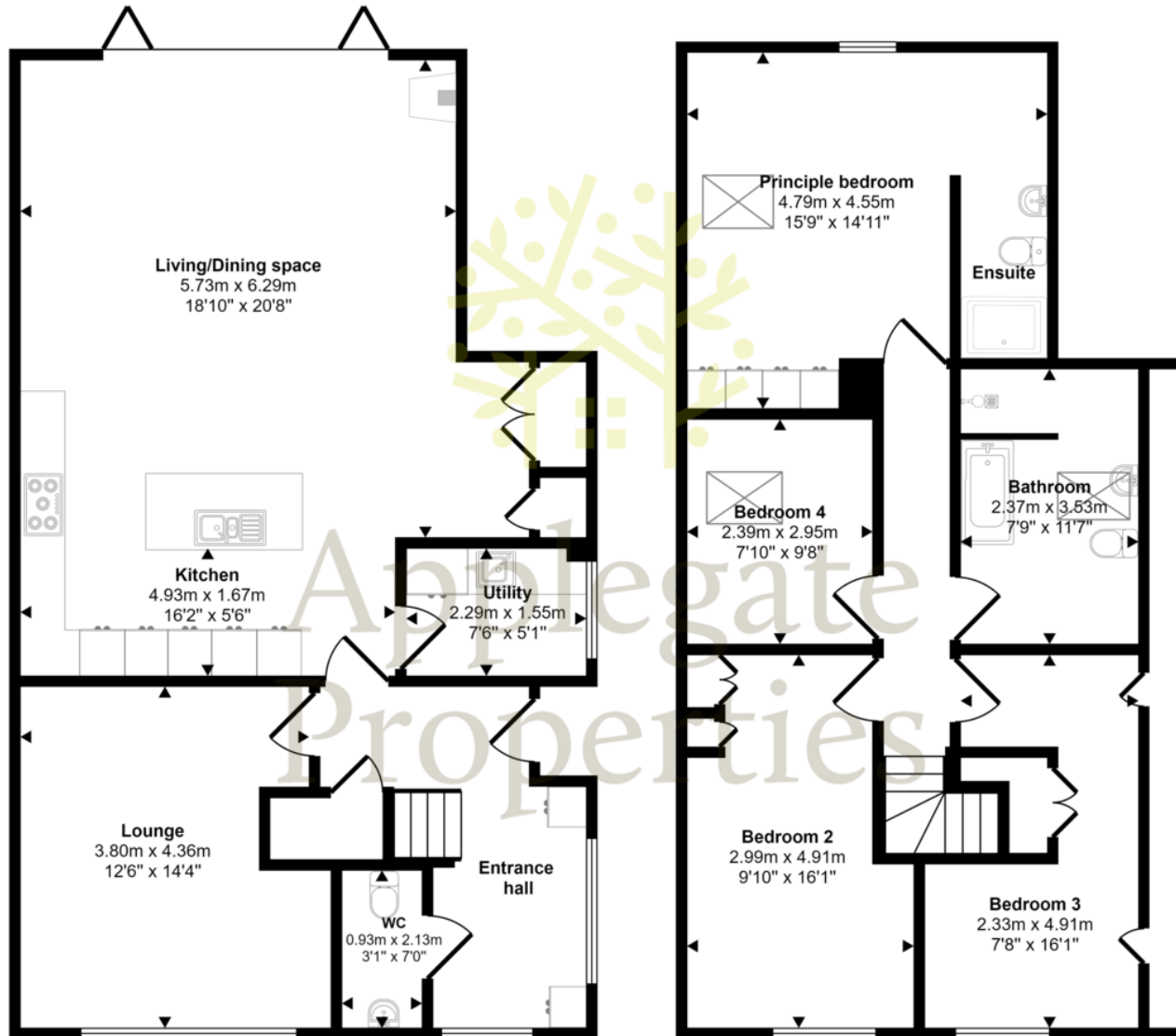
**MATERIAL INFORMATION:** We understand that this property is connected to mains water and drainage, mains electricity and gas.

**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  
161 sq m / 1735 sq ft



Ground Floor  
Approx 85 sq m / 917 sq ft

First Floor  
Approx 76 sq m / 818 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		81 B
69-80	C	73 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