



Applegate
Properties



- Substantial detached
- Four bedrooms
- Gardens & garage
- Regarded village position

Marsh Gardens, Honley, Holmfirth, HD9 6AF Guide Price: £425,000 - £450,000

A spacious four bedroom detached with garage and gardens close to centre of popular Honley village. No vendor Chain.



PROPERTY DESCRIPTION

Occupying an enviable tucked away position close to the regarded shops and amenities of Honley village is this well maintained detached property. Affording a both spacious and flexible four bedroom interior which offers excellent further potential this delightful property may well suit the young or growing family being also located close to regarded schooling as well as easy access to Huddersfield and the wider Holme valley.

Having gas central heating and double glazing the interior includes: Hallway with Cloaks/w.c, spacious Living Room, generous Dining Room, fitted Kitchen and Conservatory extension with doors to garden.

Ascending to the First Floor a light and airy galleried landing with loft access leads to four good sized bedrooms and House Bathroom furnished with a contemporary four piece suite including separate shower.

Externally, the property is approached down a shared lane leading to a small handful of detached properties, having driveway parking to the front continuing to the side leading to a detached garage. To the rear are further good sized gardens. No vendor chain.

EPC: D

Tenure: Freehold

Council Tax: E

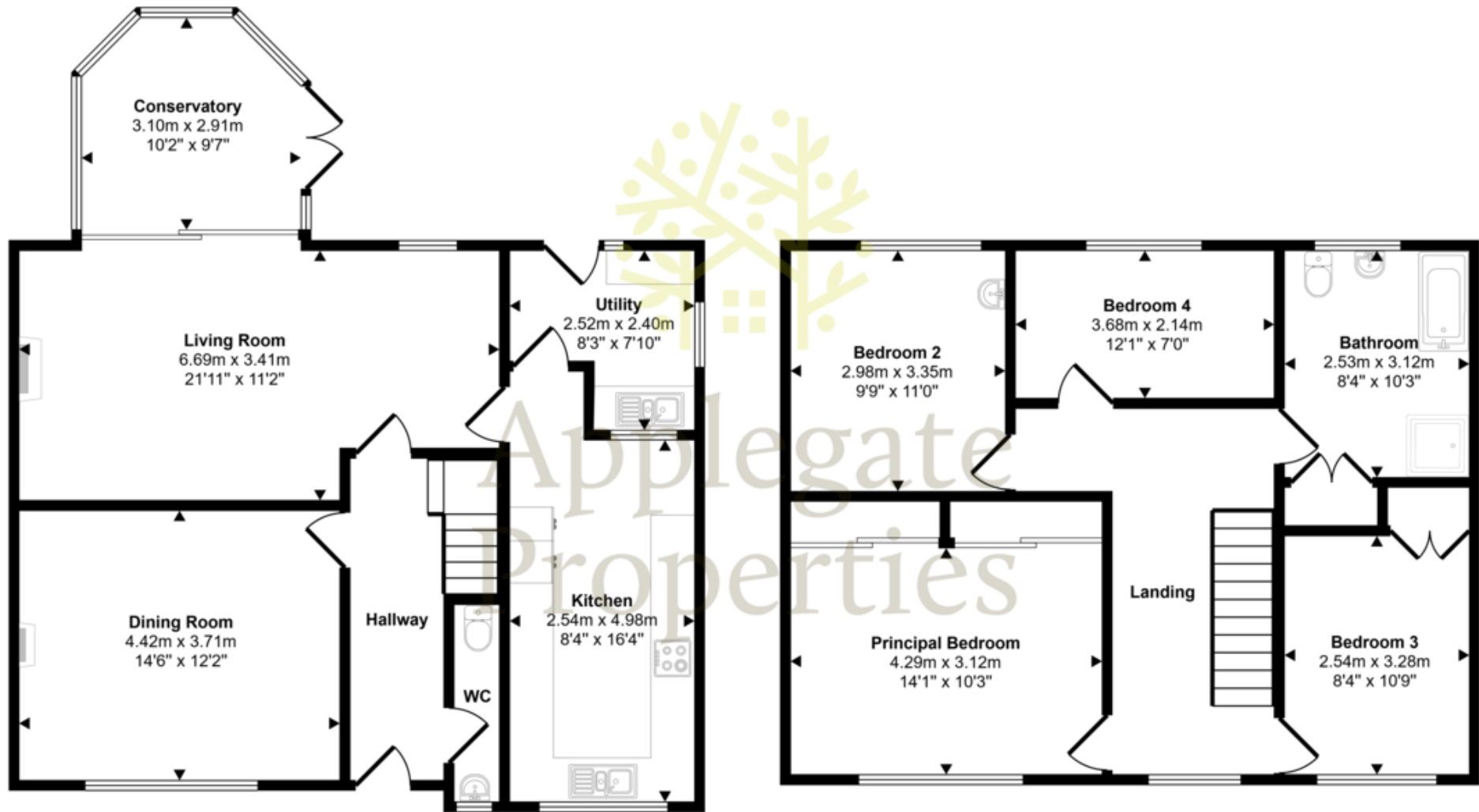
MATERIAL INFORMATION: We understand that this property is connected to mains water and drainage, mains electricity and gas.

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
147 sq m / 1580 sq ft



Ground Floor
Approx 79 sq m / 846 sq ft

First Floor
Approx 68 sq m / 734 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		83 B
69-80	C		
55-68	D	61 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 – 1.00pm

Sunday - CLOSED