



Applegate  
Properties



- Stone semi detached
- Three bedrooms
- Driveway and gardens
- Pleasant elevated position

**Upper Bank End Road, Holmfirth, HD9 1EP**

**Offers In the Region of: £275,000**

A spacious three bedroom period semi detached with gardens, driveway and elevated views offering excellent further potential.





## PROPERTY DESCRIPTION

Occupying a pleasant, elevated side road position is this attractive semi detached home. Being ideally located on the edge of stunning countryside yet convenient for local schooling and the vibrant amenities and attractions of popular Holmfirth.

Having gas central heating and double glazing this delightful property may suit the needs of a variety of buyers including the young family. Being well maintained throughout the property offers a blank canvas for any buyer and comprises: Entrance Porch, inner Hallway, spacious through Lounge/Diner and fitted kitchen with useful pantry store.



Ascending to the first floor a landing space with loft access leads to three bedrooms (two being double) and Bathroom furnished with three piece suite.

Externally, a gated driveway provides generous off street parking, with lawned frontage (offering further potential parking). While to the rear a good sized lawn with mature borders and timber shed all overlooking adjoining countryside complete this delightful home.

No Vendor Chain.

EPC: D

Tenure: Freehold

Council Tax Band: C



**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.





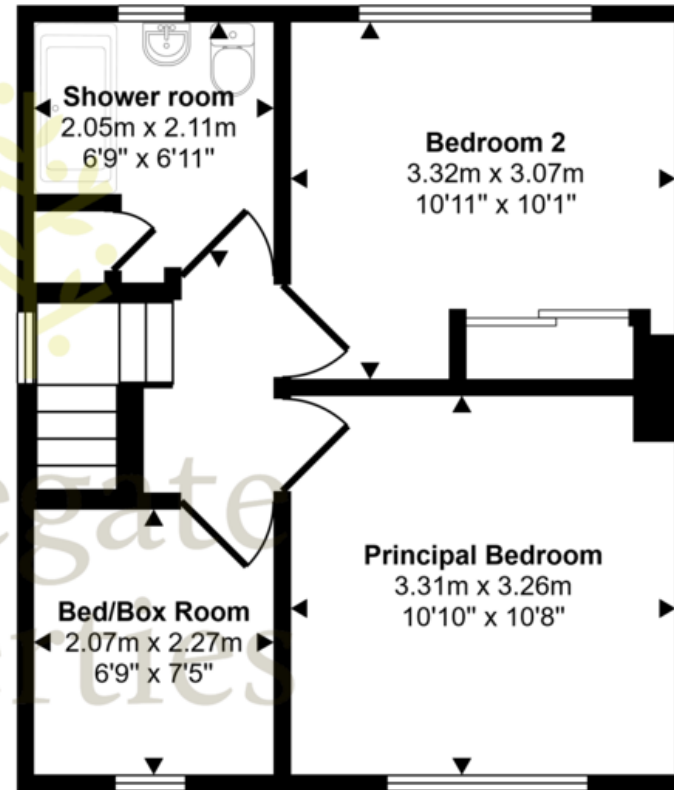




Approx Gross Internal Area  
73 sq m / 784 sq ft



Ground Floor  
Approx 37 sq m / 398 sq ft



First Floor  
Approx 36 sq m / 386 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		86 B
69-80	C		
55-68	D	67 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 – 1.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED