



Applegate
Properties



- End townhouse
- four/five bedrooms
- Versatile accommodation
- Large corner plot

Fearnley Court, Holmfirth, HD9 1UD

Offers in the region of: £470,000

A most spacious and versatile four/five bedroom end townhouse with large gardens in cul-de -sac position on the edge of stunning countryside.



PROPERTY DESCRIPTION

Occupying an enviable tucked away position adjoining open countryside, yet only a short distance from popular village amenities and regarded nearby Holmfirth is this superbly presented end townhouse.

Affording an extremely spacious and flexible four/five bedroom (one ground floor) interior presented to an extremely high standard with contemporary fittings throughout, this stunning property may well suit the young or growing family.

Having gas central heating and double glazing the accommodation comprises: steps up to front entrance with spacious Hallway including under stairs storage, ground floor Study/TV room/Bedroom with En suite Shower Room, spacious Sitting Room with bifold doors to external seating area and gardens beyond, Breakfast Kitchen being fully fitted with a range of contemporary units, integrated appliances, breakfast bar, being open to Dining area and bright and spacious Sun Room beyond with further doors to garden.

To the First Floor a spacious landing area leads to four generous bedrooms, the Principal having a walk-in wardrobe and En suite Shower room and further House Bathroom, both furnished with modern white suites.

Externally, the property is positioned at the head of the cul-de-sac with shared access (shared with one neighbour) to a gravelled parking area and steps up to an enclosed and gated large, raised garden which extends to the side and rear. The garden is of a particularly generous size and includes a composite decked seating area with space for hot tub (by separate negotiation) with timber gazebo, patio and extensive lawn with further utility area including greenhouse and sheds all adjoining open countryside.

EPC: C
Tenure: Freehold
Council Tax: D

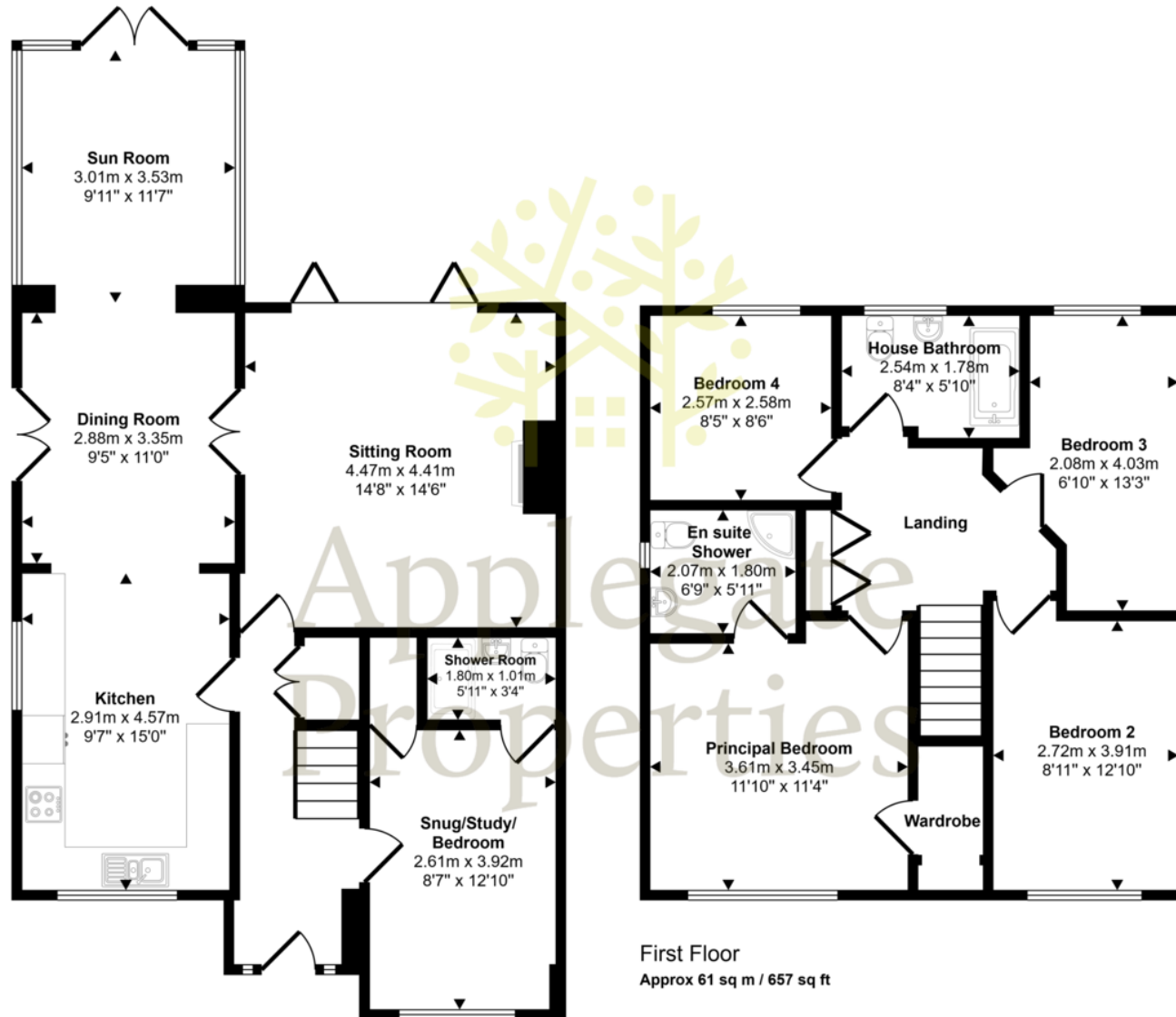
MATERIAL INFORMATION: We understand that this property is connected to mains water and drainage, mains electricity and gas.

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
139 sq m / 1496 sq ft



Ground Floor
Approx 78 sq m / 839 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		
69-80	C	70 C	80 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 – 1.00pm

Sunday - CLOSED