



Applegate
Properties

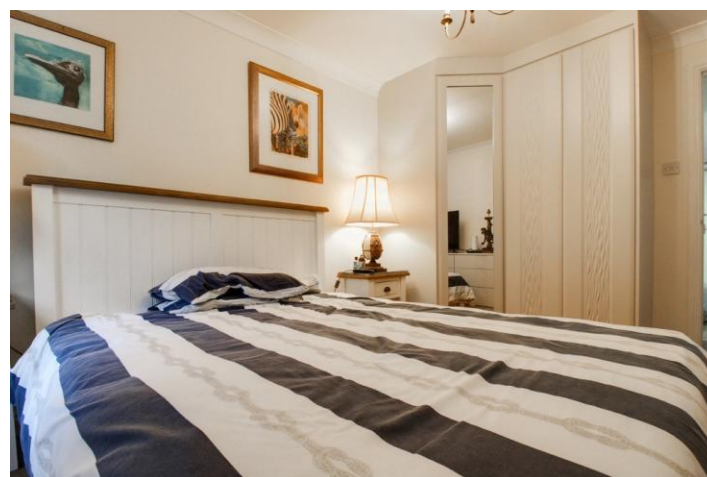


- Ground floor apartment
- Spacious one bedroom accommodation
- Pleasant secluded setting
- Close to Holmfirth centre

Swan Bank Lane, Holmfirth, HD9 2DS

Guide Price £135,000-£140,000

A spacious one bedroom ground floor apartment with one allocated parking bay set in secluded small development close to Holmfirth centre.



PROPERTY DESCRIPTION

Set within a secluded and select small development only a short distance from popular Holmfirth is this well presented ground floor apartment.

Offering well planned one bedroom accommodation which includes gas central heating and sealed unit double glazing. Being of potential interest to a variety of buyers including the first time buyer, landlord investor or downsizer the property includes easily maintained gardens and one allocated parking bay.

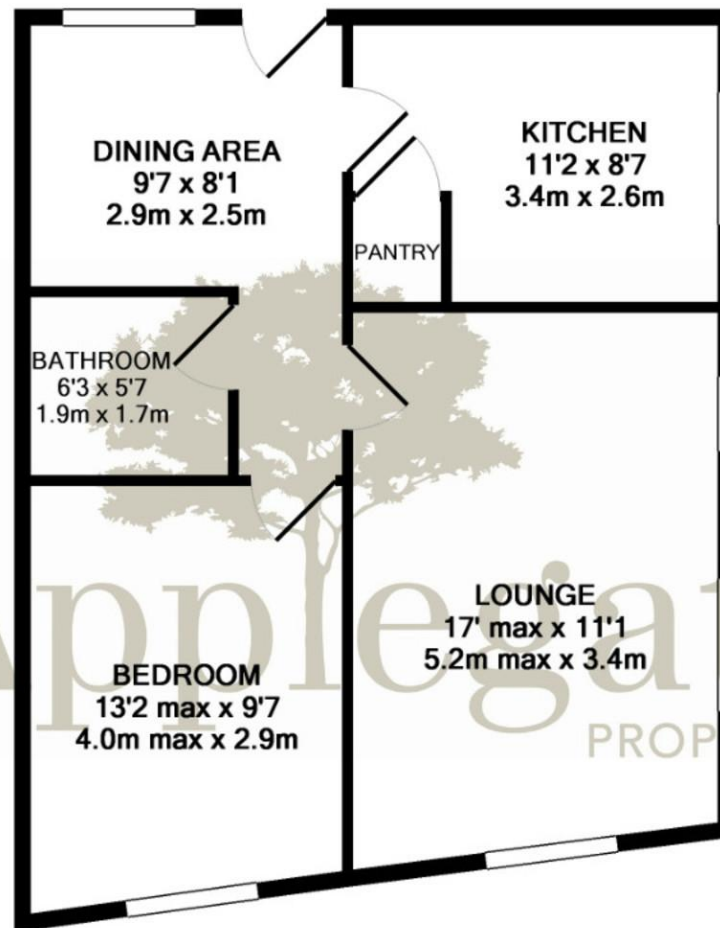
In brief the accommodation comprises: entrance to dining hall/study area, fully fitted kitchen with contemporary units and integrated appliances, spacious living room with pleasant dual aspect, double bedroom with elevated views over river and bathroom furnished with a modern toilet, basin and walk in shower.

Externally, the property has neat, easily maintained garden with attractive stone walled boundary including paved patio, artificial lawn and one private parking bay.

Agents Note: This property is leasehold with 103 years remaining. Annual service charge of £661.93 and no ground rent.

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Measurements are approximate. Not to scale. Illustrative purposes only
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EPC TO FOLLOW

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 – 5.30pm

Saturday – 9.00am – 4.00pm

Saturday – 4.00pm – 5.30pm (reception team)

Sunday – 9.00am – 5.30pm (reception team)