



Applegate
Properties



- Link detached
- Four beds/Two baths
- Flexible accommodation
- Gardens and double garage
- CHAIN FREE

Sude Hill, New Mill, Holmfirth, HD9 7BL

Offers over £350,000

A most deceptive and versatile four bedroom link detached with double garage, gardens and workshop occupying enviable elevated position on the fringes of Holmfirth.



PROPERTY DESCRIPTION

Occupying a pleasant tucked away position with elevated views towards Holmfirth is this most intriguing link detached property. Affording flexible four bedroom accommodation with further potential to store room/workshop areas (subject to consents) the property may well be of interest to a variety of buyers including the growing family or those requiring home office or workshop space.

Being ideally located close to village amenities and also on the edge of stunning rolling countryside, the property includes gas central heating and briefly comprises: Hallway with feature secondary spiral staircase and cloaks storage and access to large store room with access door to rear, spacious Living Room with fireplace and fitted display storage, Breakfast room opening to fitted Kitchen with skylight and bi-fold doors to formal Dining room with staircase to first floor and corridor to Utility room and Cloaks/w.c.

To the First Floor (accessed by two staircases) are four bedrooms, the Principal having En suite Shower Room and further House Bathroom furnished with a five piece suite with separate shower.

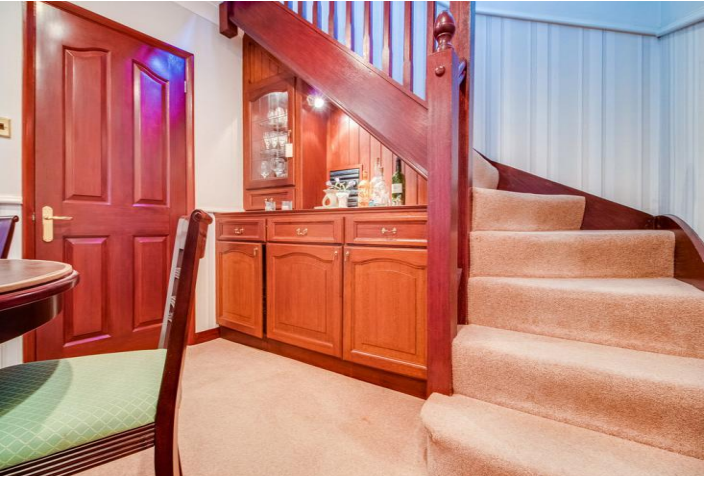
Externally, the property has access to an attached Workshop with full power and lighting and internal partitioned office. To the front of the property a gated driveway with steps leading to a large block paved seating area and generous lawned garden with well stocked borders and raised seating area with timber shed. To the rear a shared lane leads to a gated double width driveway and attached double garage with remotely operated door. No Vendor Chain.

EPC: D

Council Tax: C

Tenure: Freehold

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 Contract 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

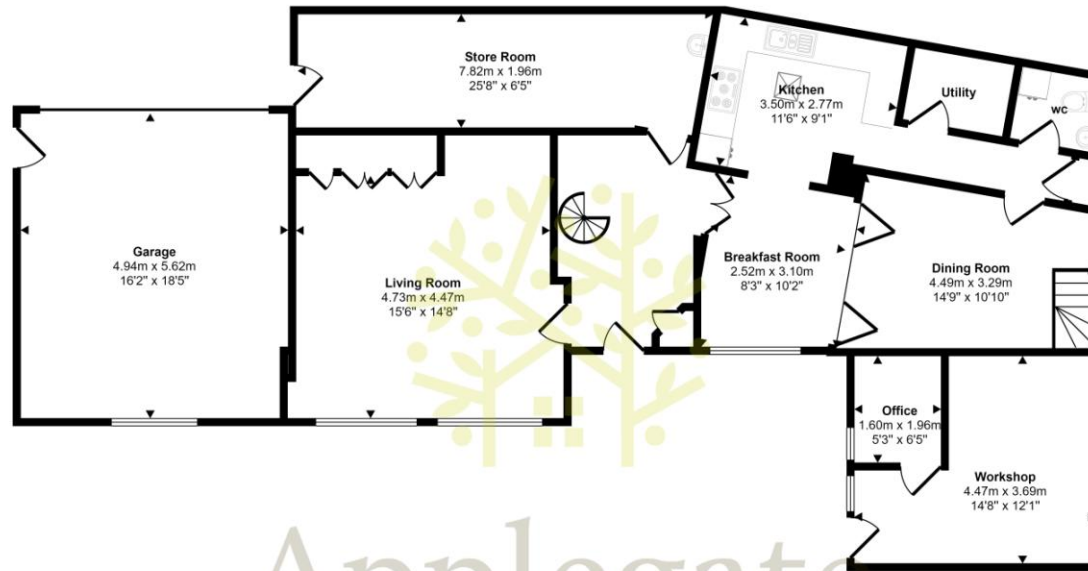






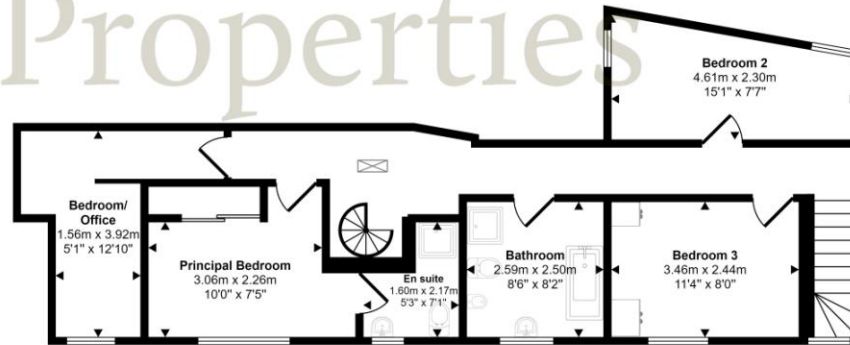


Approx Gross Internal Area
202 sq m / 2174 sq ft



Ground Floor
Approx 137 sq m / 1470 sq ft

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First Floor
Approx 65 sq m / 704 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 Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 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.

Copyright: Drawing by Applegate Properties

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