



Applegate  
Properties



- Modern detached
- Four bedrooms
- Spacious interior
- Generous gardens

**Scholes Moor Road, Scholes, Holmfirth, HD9 1SJ**

**Offers Over: £475,000**

A most spacious and modernised four bedroom detached with generous gardens and open views to rear all close to popular Scholes village





## PROPERTY DESCRIPTION

Occupying an enviable position on the edge of regarded Scholes village with stunning open views over adjoining fields to the rear is this attractive stone detached property. Being much improved in recent years, the property now offers spacious, flexible and contemporary accommodation which may well suit the family buyer.

Being ideally placed close to the popular amenities of Scholes village as well as the varied shops and restaurants in nearby Holmfirth and regarded local schooling the property includes modern fittings and décor throughout and briefly comprises: Entrance Porch, spacious open plan Dining Kitchen with contemporary units, central island and integrated appliances, open staircase, spacious Living Room with feature log burning stove and bi-fold doors to garden and further snug/dining area. The property has a garage store (storage only) with internal door to gym/office (former garage), generous Utility and Cloaks/w.c.

To the First Floor a spacious galleried landing with storage leads to four bedrooms, the Principal having separate Dressing room and En suite Shower room and additional House Bathroom with four piece white suite.

Externally, the property has a double width driveway to the front with side gate giving access to a generous rear garden which includes large lawn with raised borders, timber storage shed, composite decked seating area, useful side log store and stone wall boundary adjoining open fields to rear.

EPC: C

Tenure: Freehold

Council Tax: E

**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.

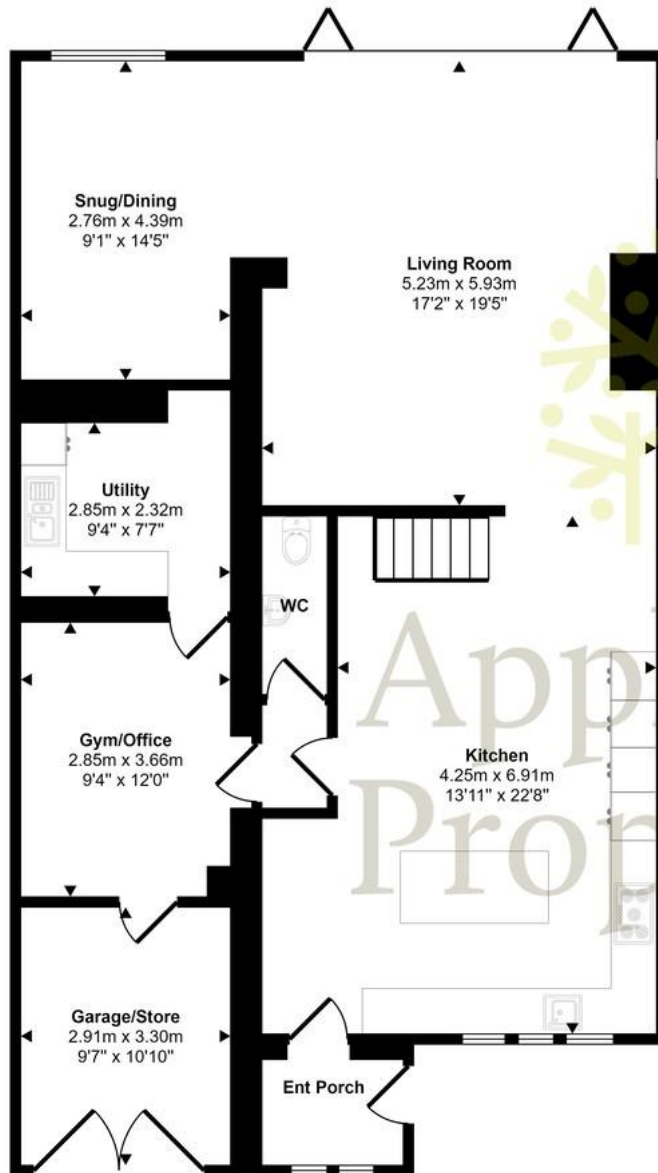




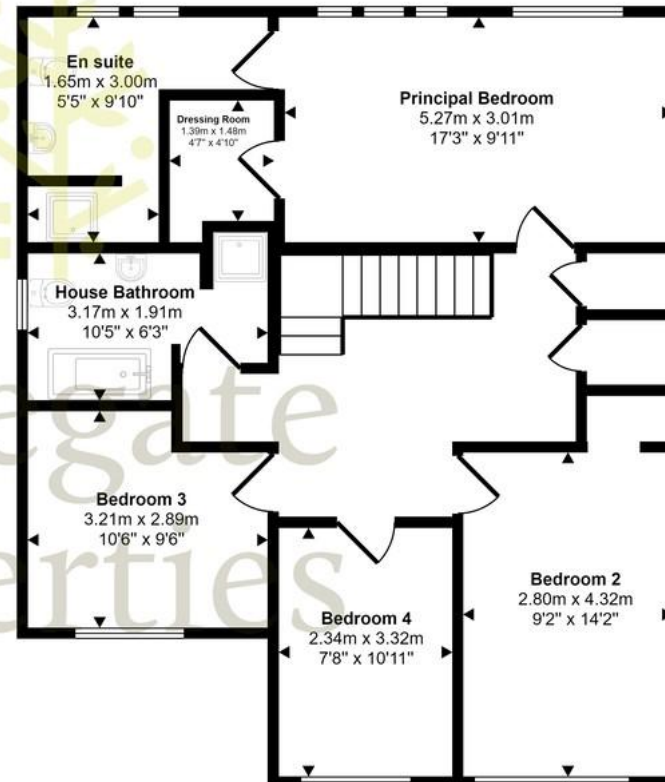




Approx Gross Internal Area  
200 sq m / 2150 sq ft



Ground Floor  
Approx 119 sq m / 1286 sq ft



First Floor  
Approx 80 sq m / 864 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	78 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

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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

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