



Applegate
Properties



- Stone semi detached
- Extensive accommodation
- Over three floors
- Three double bedrooms

New Mill Road, Holmfirth, HD9 7SG

Offers in the region of: £325,000

An extremely deceptive and stylish, extended semi detached affording spacious and flexible three bedroom family accommodation arranged over three floors with garage and courtyard garden on edge of popular Holmfirth.



PROPERTY DESCRIPTION

Being much improved and extended from its original design is this most intriguing stone semi detached. Offering versatile accommodation over three levels this delightful property may well be of interest to a variety of buyers including the young family or those requiring potential annexed or work space space to the lower level.

Being superbly presented throughout and combining contemporary and stylish fittings with more characterful features including exposed beams and log burning stove, this substantial property is also ideally located only a short distance from regarded schooling and the popular and varied amenities of nearby Holmfirth centre.

In brief the accommodation comprises: Front Entrance to spacious yet cosy Sitting room which includes a log burning stove, fitted wood flooring and staircase to first floor. Generous open plan Dining Kitchen with modern units, integrated appliances, rear access door and two staircases offering independent access to lower level.

To the lower ground floor are a good sized Study/Snug with feature fireplace and access through to a further Study/Store/Occasional Bedroom (no natural light) with secondary staircase and internal access to a large integral garage with rear roller shutter door and front door giving access to enclosed courtyard garden.

To the First Floor a bright and spacious landing with store cupboard, vaulted ceiling and roof light leads to three generous double bedrooms and House Bathroom furnished with a three piece white suite including over bath shower, fitted screen and Travertine style tiled surround.

Externally, the property has a pleasant fully enclosed paved courtyard garden which can be accessed from both the front and garage. While to the rear access from Heys Road leads to the rear garage with parking before it and steps leading to rear kitchen entrance.

AGENTS NOTE: We are advised that building control has been previously passed for the provision of a shower room to the lower ground floor. Details available on request.

EPC: D
Tenure: Freehold
Council Tax: D

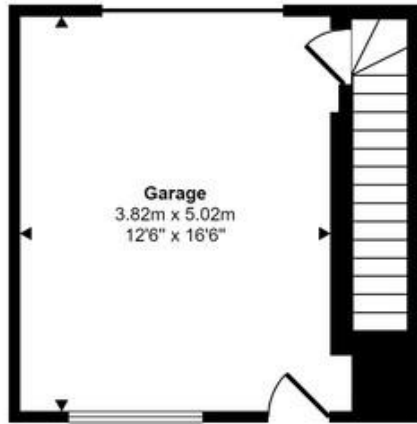
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact 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.



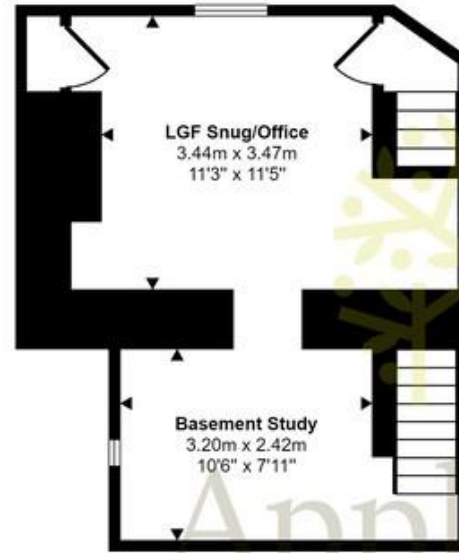
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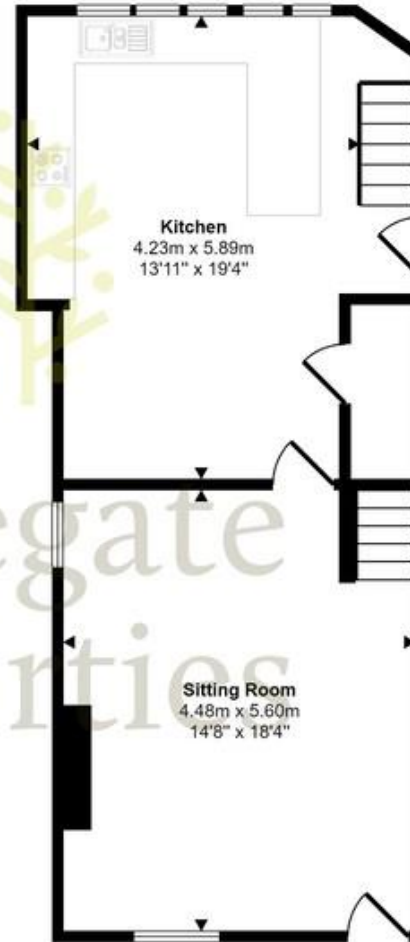
Approx Gross Internal Area
163 sq m / 1757 sq ft



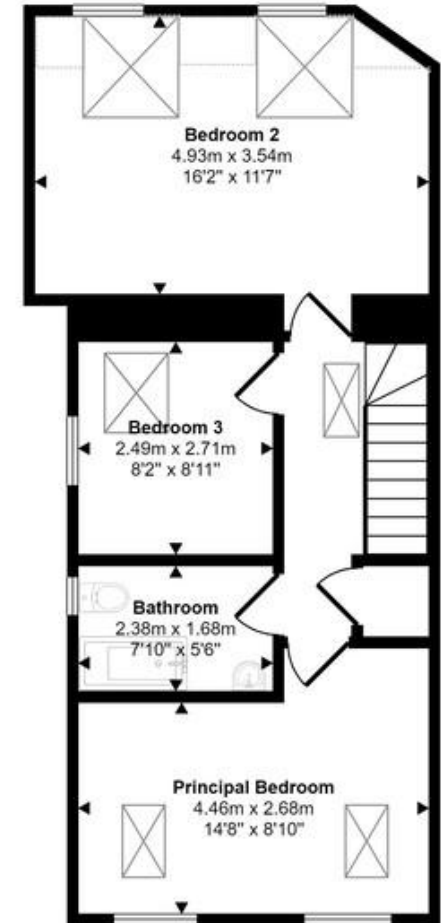
Garage
Approx 25 sq m / 268 sq ft



Lower Ground Floor
Approx 33 sq m / 351 sq ft



Ground Floor
Approx 53 sq m / 575 sq ft



First Floor
Approx 52 sq m / 563 sq ft

Denotes head height below 1.5m

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		82 B
69-80	C		
55-68	D	63 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