



Applegate
Properties



Lee Terrace, Scholes, Holmfirth, HD9 1UB

Guide price: £210,000 - £215,000

An extremely deceptive and stylishly presented three storey mid terrace with small garden close to centre of popular and regarded Scholes village.

- Attractive mid terrace
- Over three floors
- Stylish & contemporary interior
- Cottage garden
- No chain



PROPERTY DESCRIPTION

Occupying an enviable position close to the centre of popular Scholes village is this well presented through-by-light mid terrace property. Affording flexible and spacious three bedroom accommodation has a well presented and contemporary interior alongside more period features including sash style windows, exposed stonework and log burning stove. This delightful and characterful property may well suit a variety of buyers including the first time buyer, young family or indeed down-sizer.

Being well placed only a short walk from regarded village amenities, schooling and nearby popular Holmfirth, the accommodation comprises: Entrance Lobby with tiled floor, spacious Sitting room which includes log burning stove in stone inglenook fireplace and understairs study area, being open to a generous Dining Kitchen fitted with contemporary units and window to rear. To the First Floor a spacious landing with fitted storage gives access to the Principal double bedroom and surprisingly large Bathroom furnished with a four piece period style suite which includes a central roll top bath, separate shower cubicle and fitted storage.

A further staircase leads up to the Second Floor with large double bedroom to the rear and smaller double attic room with Velux window to the front.

Externally, the property is approached via gated access to a raised artificial lawn and further paved patio with seating area, log store and stone wall boundary.

We are advised that the kerb to the front is dropped and the frontage may allow off street parking subject to removal of the front fence and any relevant permissions.

The property is offered with no onward chain.

EPC: D

Tenure: Freehold

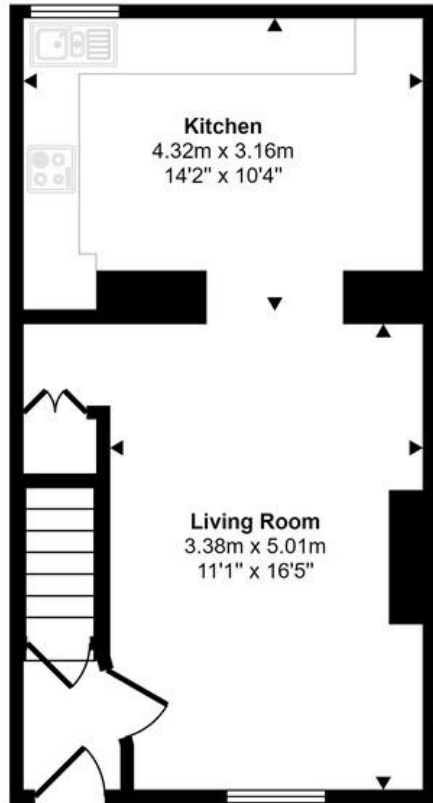
Council Tax: B

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.





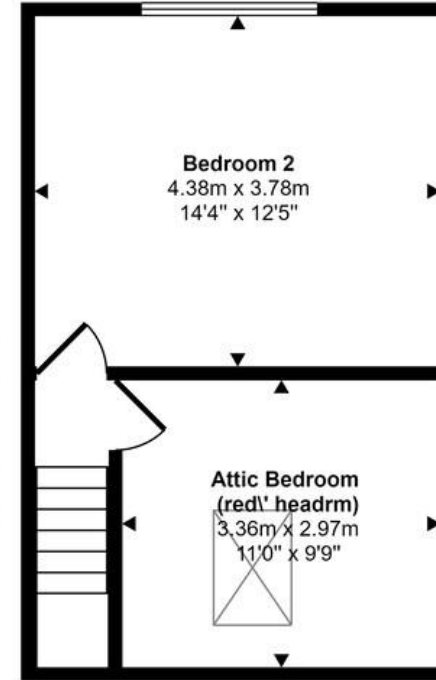
Approx Gross Internal Area
101 sq m / 1089 sq ft



Ground Floor
Approx 36 sq m / 385 sq ft



First Floor
Approx 35 sq m / 378 sq ft



Second Floor
Approx 30 sq m / 326 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		83 B
69-80	C		
55-68	D	61 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 – 1.00pm

Sunday - CLOSED