



Applegate
Properties



- Semi detached
- Three bedrooms
- Garage & gardens
- Elevated position

Holme View Avenue, Upperthong, Holmfirth, HD9 3EZ

Guide Price: £250,000 - £260,000

A three bedroom semi detached with garage, gardens and elevated views close to popular Holmfirth and regarded schooling.



PROPERTY DESCRIPTION

Occupying a pleasant elevated position on the fringes of regarded Holmfirth yet close to popular Upperthong village is this well presented semi detached property. Affording ideal accommodation for the young family, being well placed for regarded schooling, the property includes gas central heating, neutral décor and briefly comprises: Entrance Porch with tiled flooring, Hallway with understairs storage, through Lounge/Diner, fitted Kitchen, rear Lobby with W.C and internal door to single garage.

To the First Floor a landing with loft access leads to three bedrooms (two double) and Bathroom furnished with a contemporary three piece white suite and over bath shower.

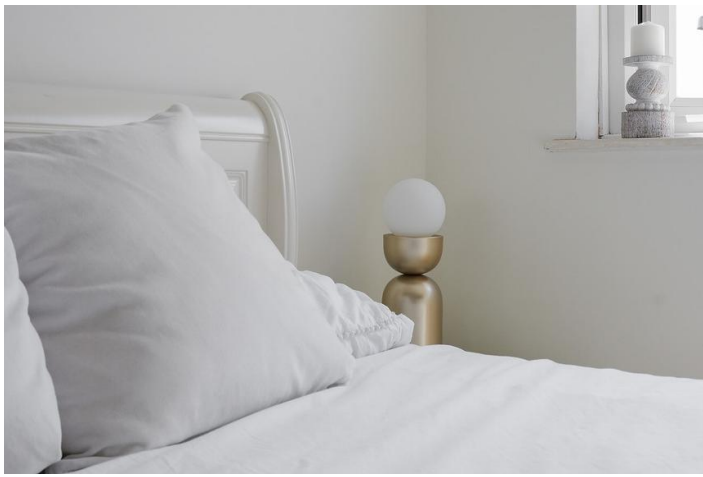
Externally, to the front, the property has driveway parking leading to the attached garage. Whilst to the rear can be found an enclosed garden with lawn, paved and decked seating areas.

EPC: C

Tenure: Freehold

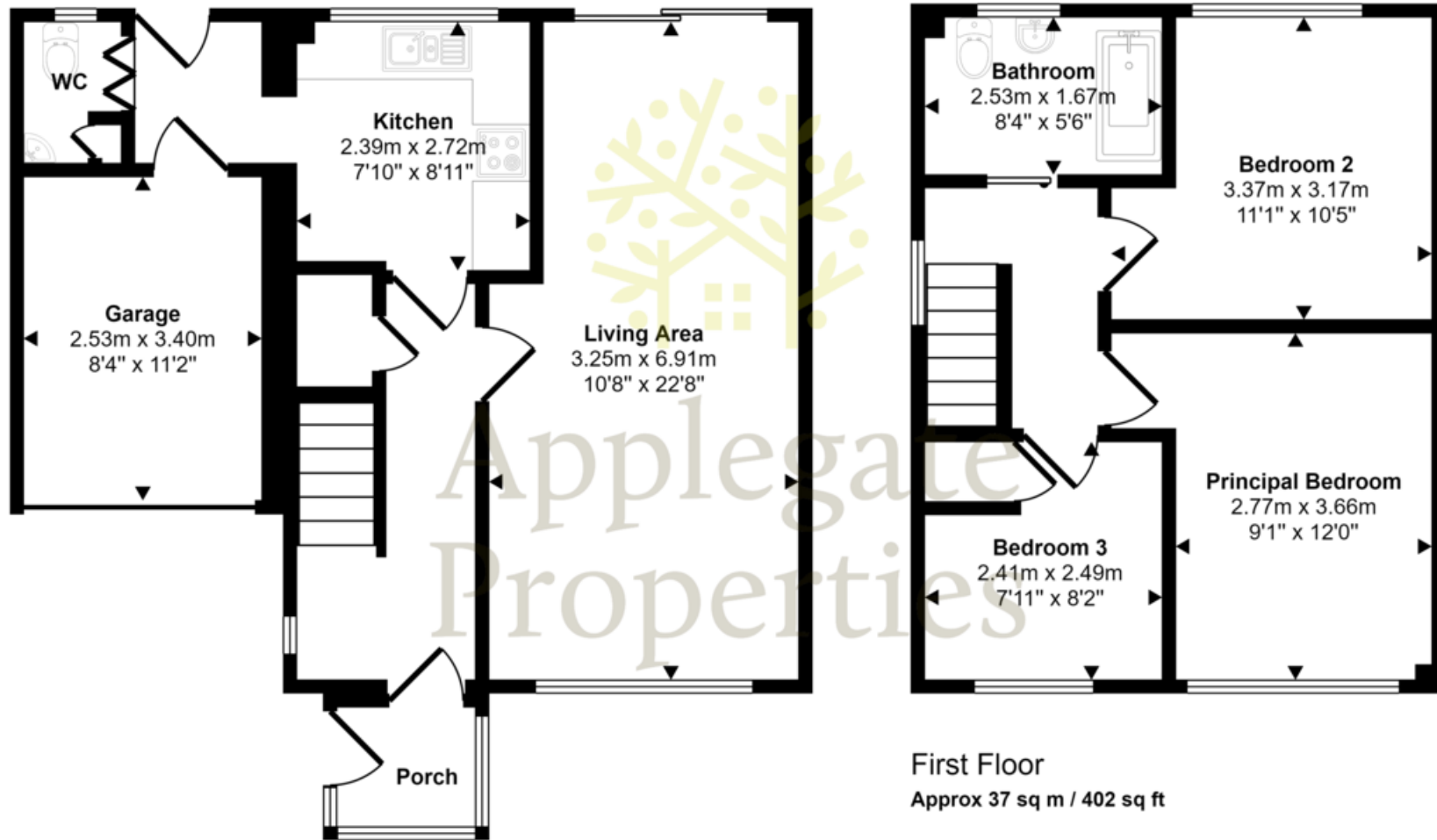
Council Tax: C

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
91 sq m / 976 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		85 B
69-80	C	72 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.

Copyright: Drawing by Applegate Properties

Measurements

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.

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