



Applegate
Properties



Woodside View, Holmfirth, HD9 2PT

Offers in the region of: £289,950

A most spacious and versatile four bedroom semi detached with gardens and garage in pleasant elevated position on the fringes of Holmfirth.

- Semi detached
- Four bedrooms
- Spacious two storey interior
- Elevated position



PROPERTY DESCRIPTION

Occupying an enviable elevated position with valley views to the front is this most deceptive semi detached home. Affording spacious and flexible two storey accommodation which may well suit the needs of a variety of buyers including the young family, the property is well placed for regarded local schooling as well as the varied shops and amenities of nearby Holmfirth.

Having gas central heating the accommodation comprises: Entrance Lobby, Inner Hallway with storage, spacious Lounge/Diner, fitted Kitchen, formal Dining Room, Two ground floor bedrooms, both with fitted wardrobes and House Bathroom with three piece two tone suite.

To the First Floor are two further double bedrooms, again both with fitted wardrobes.

Externally, the property has driveway parking to the front leading to a single undercroft garage with steps leading up to terraced and well stocked front garden areas and paved patio seating. Access to the side leads to a further tiered rear garden which includes a generous lawn and further raised borders.

EPC: D

Tenure: Freehold

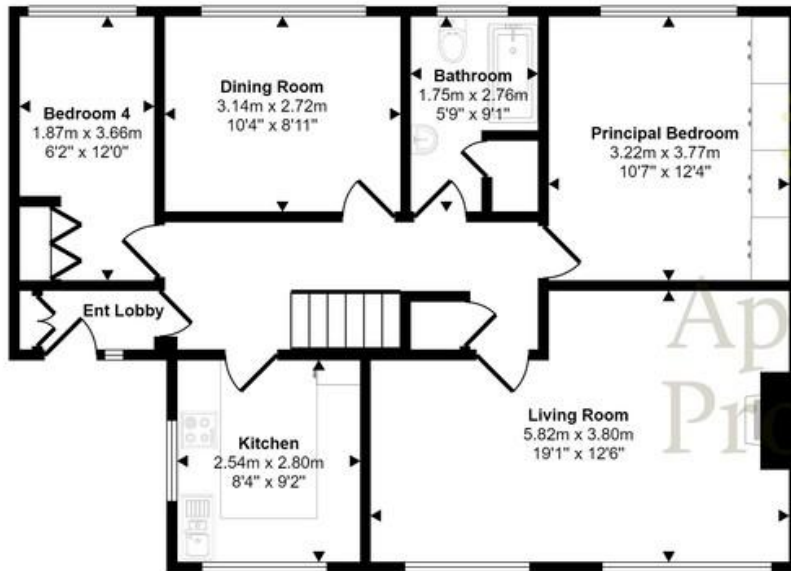
Council Tax: C

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.



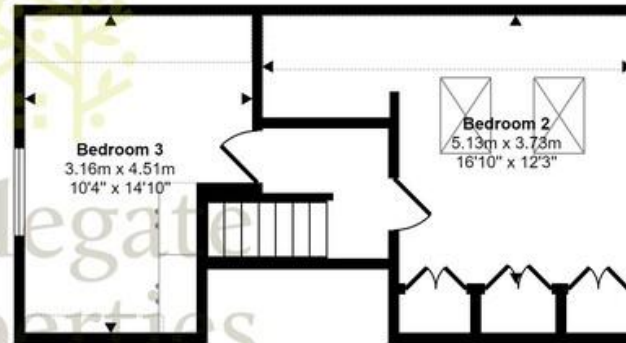


Approx Gross Internal Area
122 sq m / 1311 sq ft



Ground Floor
Approx 74 sq m / 801 sq ft

Denotes head height below 1.5m



First Floor
Approx 35 sq m / 377 sq ft



Garage
Approx 12 sq m / 133 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		82 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.

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 – 1.00pm

Sunday - CLOSED