



Applegate  
Properties



- Semi detached
- Contemporary interior
- Two double bedrooms
- Close to park and schools

**Aldonley, Huddersfield, HD5 8SS**

**Guide Price: £170,000 - £175,000**

A much improved and stylish two double bedroom semi detached with generous garden and driveway close to park, schooling and village amenities.



## PROPERTY DESCRIPTION

Being located in this popular residential position opposite the local park and being of potential interest to the first time buyer or young family is this well presented semi detached.

Having been recently improved by the current owners to include contemporary and stylish fittings, the property also includes gas central heating and double glazing. In brief the accommodation includes: Front door leads to open Entrance with staircase to first floor, feature timbers and under stairs store and being open plan to Living Room, itself a welcoming and cosy yet spacious room featuring a log burner being semi open plan to spacious Dining Kitchen being fully fitted with double doors to garden.

Ascending to the first floor are two generous double bedrooms, both with fitted wardrobes and Bathroom furnished with a stylish three piece white suite with over bath shower.

Externally driveway parking and useful outside storage make way to the rear for a surprisingly generous enclosed rear garden which includes large lawn, paved patio, raised veg patch and log store.

EPC: D

Tenure: Freehold

Council Tax: A

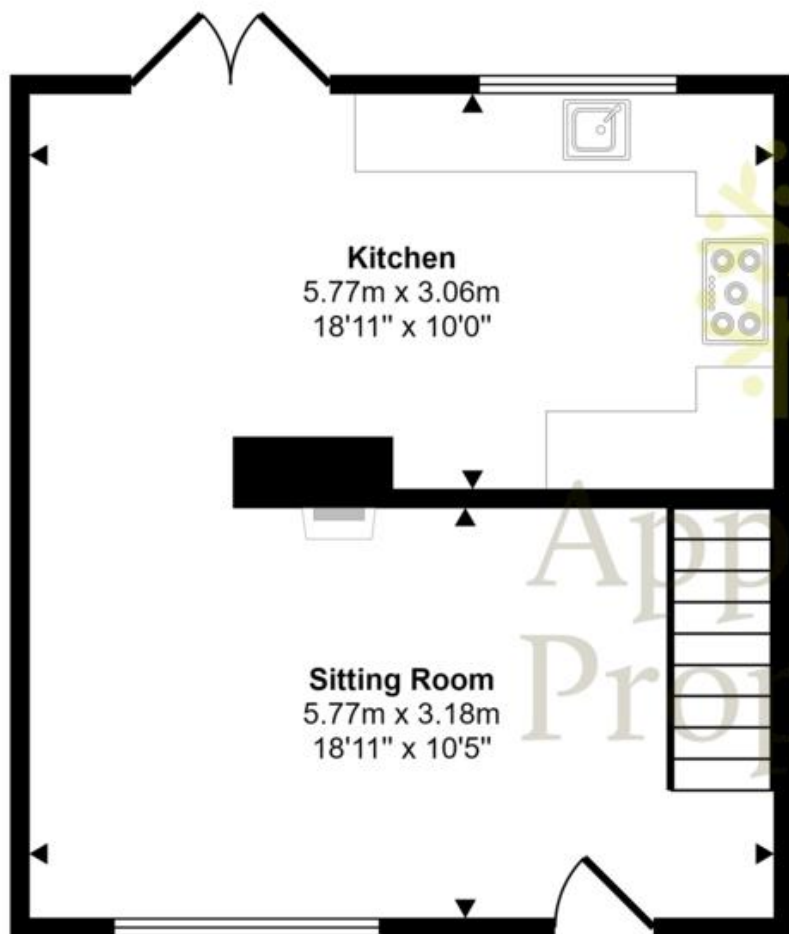
**MATERIAL INFORMATION:** we understand that the property has mains electricity, gas, water and drainage.

**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

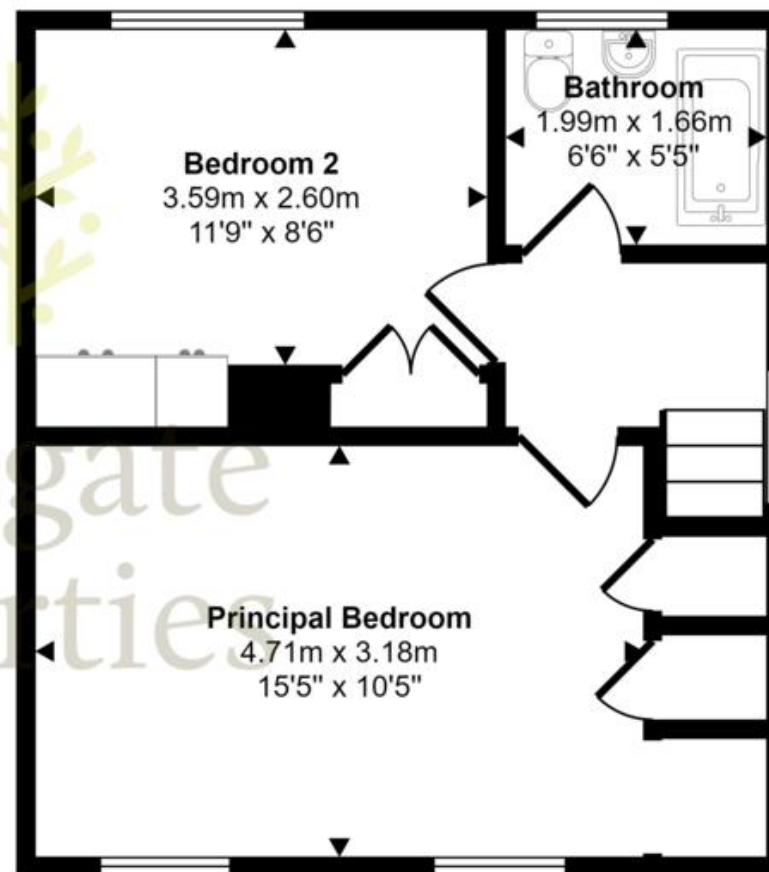




Approx Gross Internal Area  
73 sq m / 790 sq ft



Ground Floor  
Approx 37 sq m / 397 sq ft



First Floor  
Approx 37 sq m / 393 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		
55-68	D	67 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.

#### Copyright

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED