



Applegate
Properties



- Two double bedrooms
- Garden & parking
- Popular cul-de-sac
- Semi rural village

Boshaw View, Hade Edge, Holmfirth, HD9 2TZ

£260,000

A well presented two bedroom property with parking and garden in popular cul de sac on the edge of Holmfirth



PROPERTY DESCRIPTION

Occupying an enviable position within the highly regarded semi-rural village of Hade Edge, close to popular Holmfirth is this extremely well presented two bedroom property. Having Upvc double glazing gas central heating and modern decor and fittings throughout, the accommodation comprises: Entrance Lobby with Cloaks/w.c, Living room with feature fireplace, open staircase and being open to Dining area with doors to rear garden and opening to fully fitted Kitchen.

Ascending to the first floor a spacious landing leads to two generous double bedrooms with fitted storage and House Shower Room furnished with a contemporary and stylish suite.

Externally the property enjoys private off street parking to the front, while to the rear a further private and enclosed garden has been thoughtfully designed and landscaped for ease of maintenance affording an oasis for outdoor living.

EPC: B
Tenure: Freehold
Council Tax: B

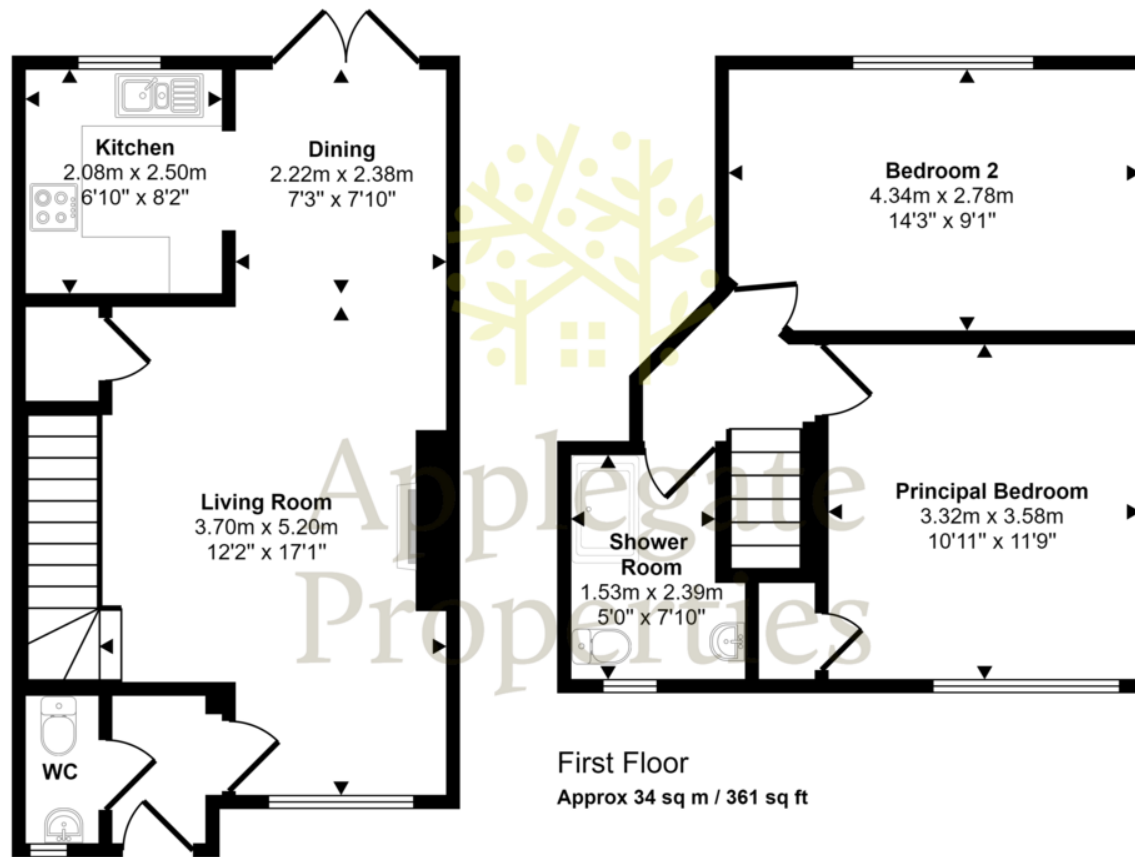
MATERIAL INFORMATION: We understand that this property is connected to mains water and drainage, mains electricity and gas.

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
69 sq m / 745 sq ft



Ground Floor
Approx 36 sq m / 384 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		96 A
81-91	B	84 B	
69-80	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.

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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