



Applegate
Properties



- Semi detached
- Three bedrooms
- Garage and gardens
- Cul-de-sac position

Willow Grove, Golcar, Huddersfield, HD7 4RX

Offers Over: £220,000

A well presented three bed property with tandem garage and enclosed gardens in popular residential cul-de-sac.



PROPERTY DESCRIPTION

Occupying a pleasant tucked away position yet close to the varied and popular amenities of Golcar village is this attractive semi detached property.

Affording well maintained three bedroom accommodation including double glazing and gas central heating yet offering excellent further potential, the property may well suit the needs of the young family.

In brief comprising: Hallway, Living Room with feature fireplace and double doors to Dining room, fitted Kitchen with pantry store.

Ascending to the First Floor a spacious landing leads to three bedrooms (two being double) all with fitted storage, Bathroom with two piece suite and separate w.c.

Externally, the property has a lawn to the front with gated driveway providing off street parking and leading to a detached tandem garage with power and lighting. Gated side access leads to a further enclosed rear garden with paved and lawned areas and well stocked borders.

EPC: C

Tenure: Freehold

Council Tax: C

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

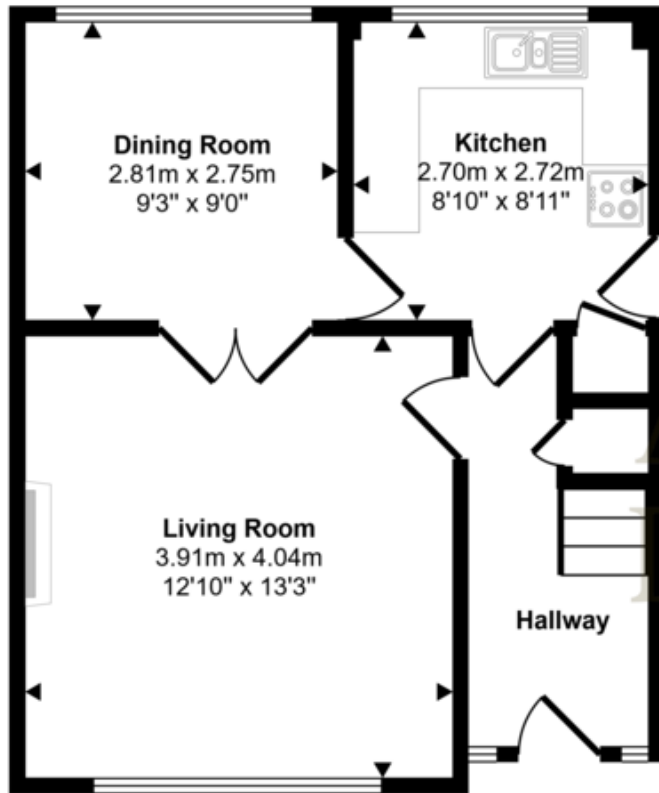
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact 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.



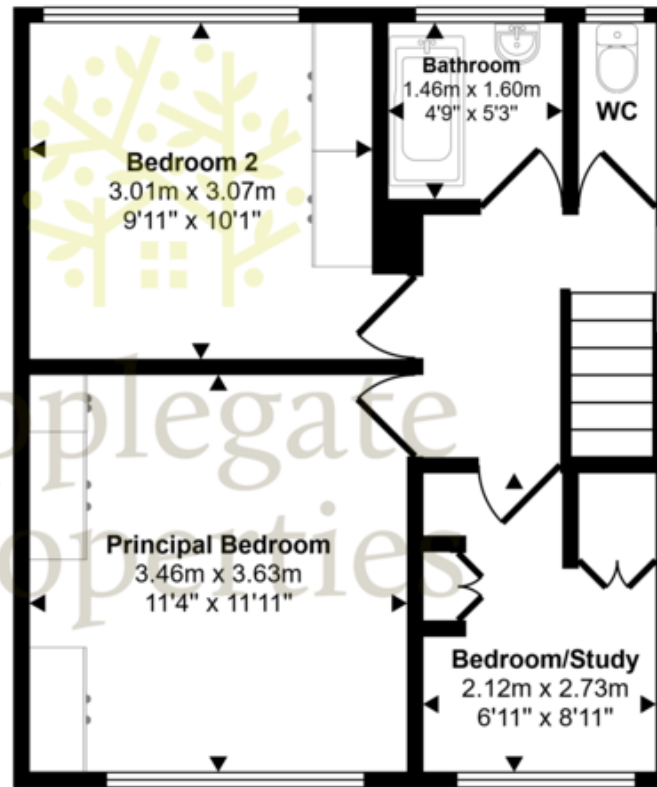




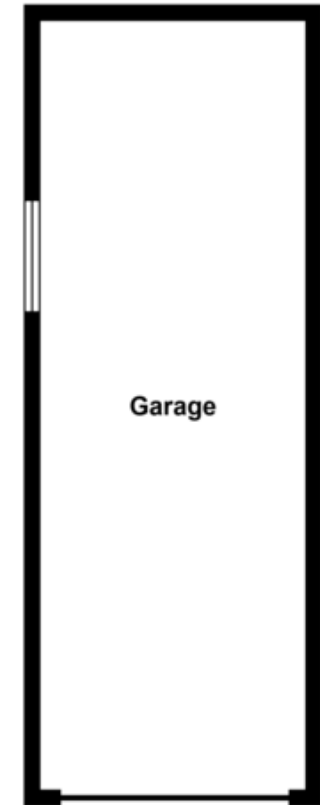
Approx Gross Internal Area
95 sq m / 1023 sq ft



Ground Floor
Approx 39 sq m / 418 sq ft



First Floor
Approx 39 sq m / 421 sq ft



Garage
Approx 17 sq m / 184 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.

Awaiting EPC

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

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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

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