



Applegate  
Properties



- First floor apartment
- Two double bedrooms
- Allocated parking
- Close to popular Holmfirth

## **Bryndlee Court, Holmfirth, HD9 2TT**

### **Offers in the region of: £159,950**

Situated within a select development on the outskirts of Holmfirth, this well-presented two-bedroom first-floor apartment offers spacious and modern living, perfectly positioned close to both open countryside and a range of local amenities. Benefitting from allocated parking and a delightful balcony seating area, providing an ideal blend of town and country living.





## PROPERTY DESCRIPTION

Accessed via a communal entrance with an intercom entry system, the apartment opens into a welcoming hallway, complete with a useful storage cupboard and a separate utility cupboard. The heart of the home is the spacious open-plan living/dining, and fitted kitchen area, with French doors leading out to a private balcony, offering an excellent spot for outdoor seating.

Both bedrooms are doubles and the modern shower room features a contemporary three-piece white suite, including a generous walk-in shower. Gas central heating and double glazing ensure year-round comfort, while the development offers both allocated and visitor parking on-site.

Located within easy reach of Holmfirth's vibrant centre, as well as scenic countryside walks, this apartment presents an excellent opportunity for those seeking a stylish and low-maintenance home in a desirable setting.

**Service Charge:** while we are advised that the property is Freehold, a charge of £87.25 pcm (reviewed annually) is currently payable for the upkeep of communal areas and grounds.

**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.

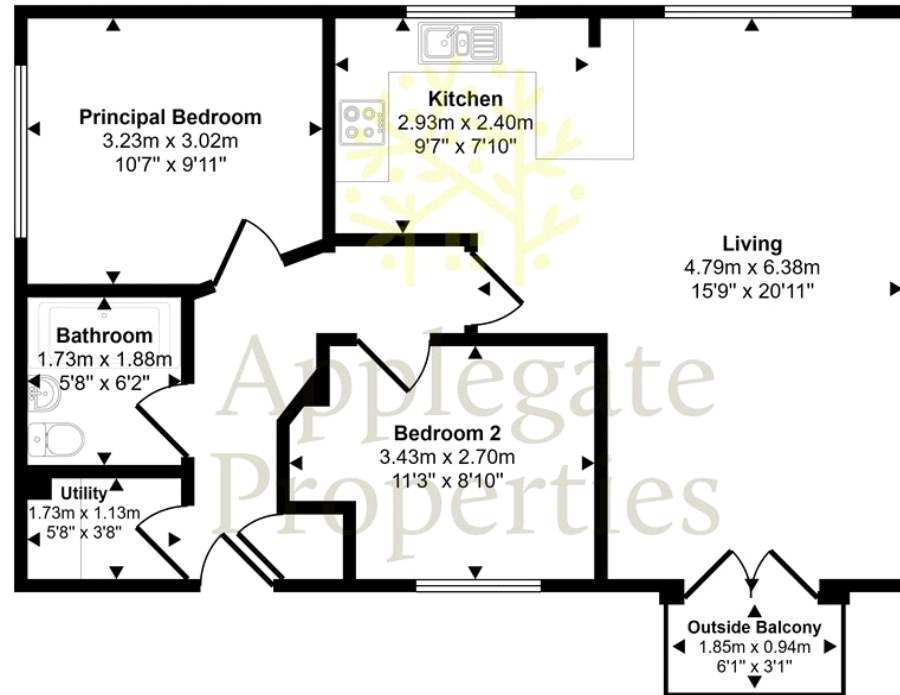
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to 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  
62 sq m / 665 sq ft



First Floor

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	82 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

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