



Applegate
Properties



- Mid Town house
- Over three floors
- Three beds/ Two baths
- Garage & gardens

Dean Brook Road, Netherthong, Holmfirth, HD9 3UF

Guide price: £260,000 - £270,000

A spacious and versatile three storey modern townhouse affording well presented three bedroom accommodation which may well suit the needs of the family buyer. Located to the fringes of popular Netherthong village with regarded schooling and popular nearby Holmfirth.



PROPERTY DESCRIPTION

Having gas central heating and briefly comprising: Hallway, useful Utility/Store room (other potential uses). Ascending to the first floor a spacious open Dining Room with doors to garden and open staircase, generous Living room and fitted Kitchen with useful pantry store. To the second floor a generous landing leads to three bedrooms, the Principal having fitted wardrobes and En suite Shower room and further House Bathroom, both furnished with a contemporary three piece white suite.

Externally, the property enjoys cobbled parking to the front with undercroft covered parking and access to a generous garage with power and lighting. To the rear can be found a further terraced garden with lower paved patio and rear access gate.

EPC: C

Tenure: awaiting

Council Tax: D



Material Information: we are advised that the property has mains gas, electricity, water and drainage. Solar Panels - The property has solar panels to the rear elevation which we understand service the hot water only but are not subject to any tariff.

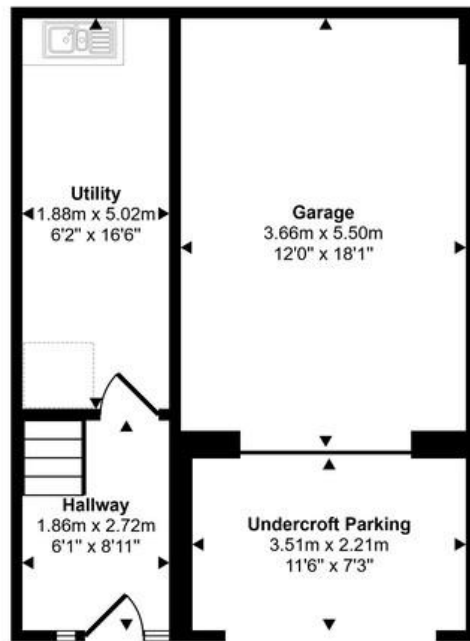
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact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



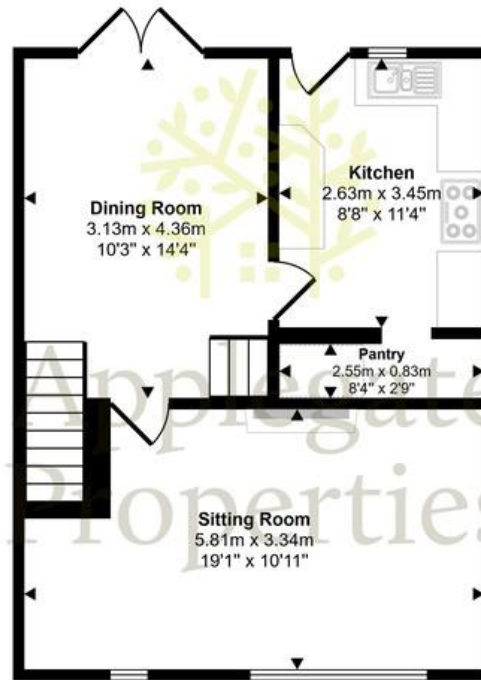




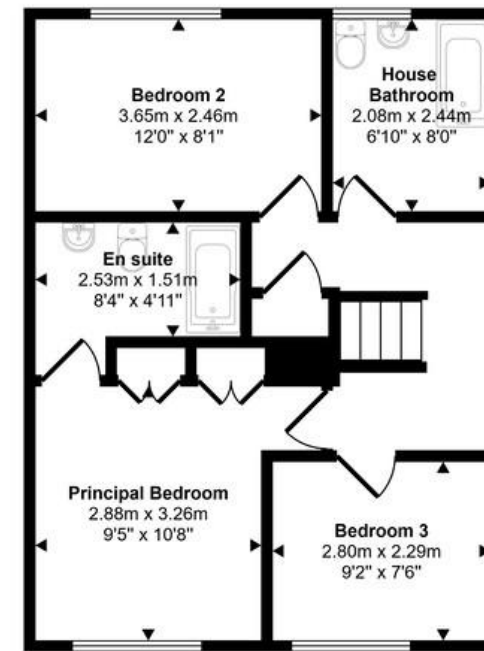
Approx Gross Internal Area
138 sq m / 1483 sq ft




Ground Floor
Approx 45 sq m / 482 sq ft



First Floor
Approx 46 sq m / 499 sq ft



Second Floor
Approx 47 sq m / 503 sq ft

 Denotes head height below 1.5m

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	75 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.

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.

Copyright

Unauthorised reproduction prohibited

Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

Sunday - CLOSED

78 Huddersfield Road, Holmfirth, HD9 3AZ

www.applegateproperties.co.uk

01484 682999

info@applegateproperties.co.uk