



Applegate  
Properties



- Detached home
- Four bedrooms
- Spacious accommodation
- Cul-de-sac position

**Ingdale Drive, Holmfirth, HD9 1AT**

**Offers in the region of: £450,000**

Enjoying a superb head of cul-de-sac position with open countryside views to the rear, this thoughtfully extended four-bedroom detached home offers well-presented and flexible living ideal for families. Positioned within a sought-after residential area close to the vibrant centre of Holmfirth and well-regarded local schooling, the property combines convenience, space, and scenic surroundings.





## PROPERTY DESCRIPTION

The ground floor accommodation is both spacious and versatile, comprising a welcoming hallway, a useful utility/store room, and a cloakroom with WC. A dedicated study or home office provides a practical space for home working, while a formal dining room offers the perfect setting for entertaining. The impressive breakfast kitchen is fitted with contemporary units and provides direct access to the rear garden, creating a light-filled and sociable hub of the home. A well-proportioned sitting room leads through double doors to a conservatory with doors to garden.



To the first floor are four bedrooms, including a generous principal bedroom with en suite WC. The house bathroom is fitted with a modern white suite.

Externally, the property is set at the head of a cul-de-sac with ample off-road parking to the front. Gated side access leads to a pleasant and enclosed rear garden, laid out with lawns and paved patio seating areas, all enjoying an open aspect and far-reaching countryside views. A rare opportunity to acquire a substantial and well-located home with both indoor and outdoor appeal in a popular Holmfirth setting.

EPC: B

Tenure: Freehold

Council Tax: E

Material Information: we are advised that the property has mains gas, electricity, 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.



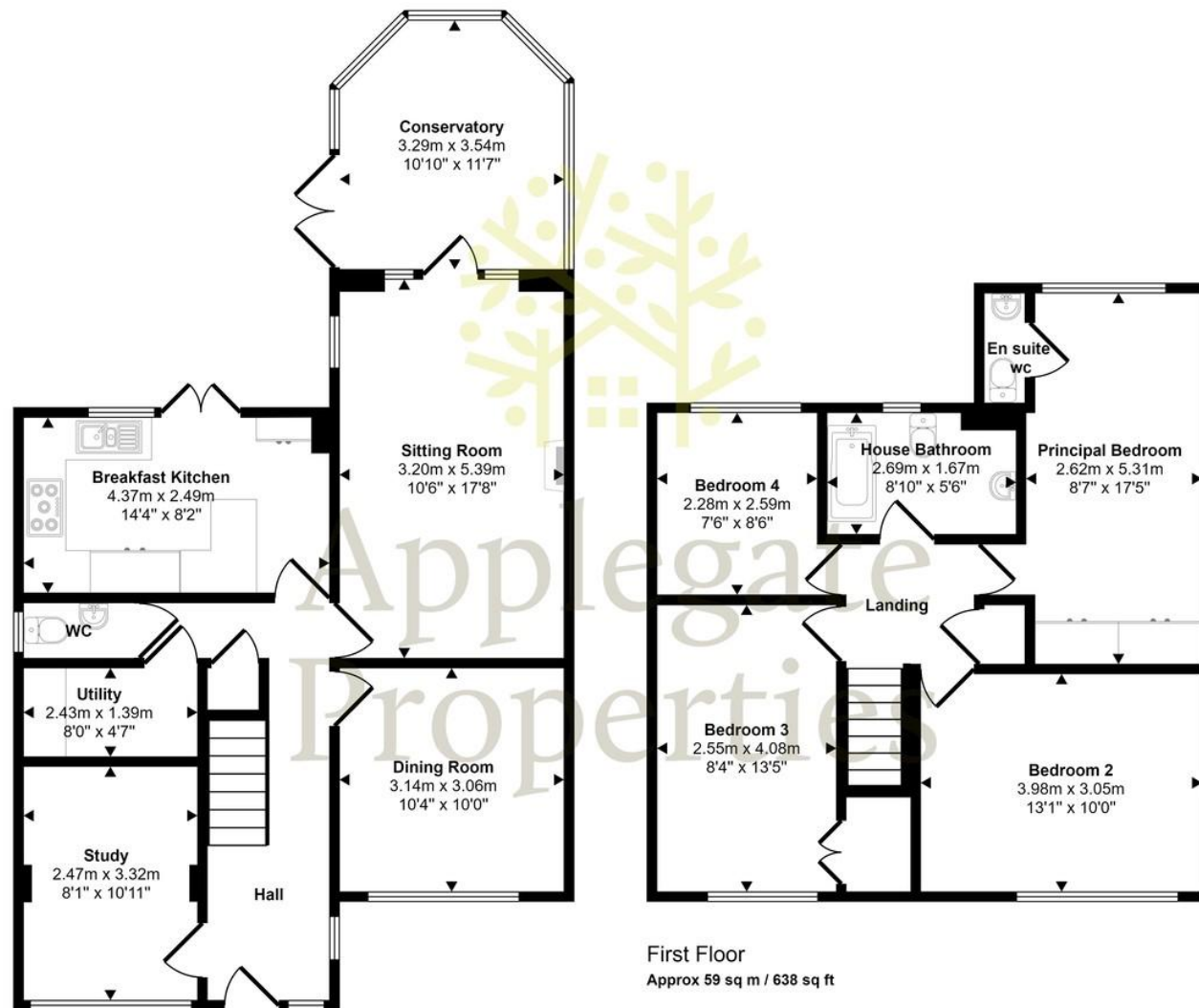








Approx Gross Internal Area  
136 sq m / 1463 sq ft



**Ground Floor**  
Approx 77 sq m / 826 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.

# EPC TO FOLLOW

## **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**

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.

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## **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](http://www.applegateproperties.co.uk)  
01484 682999  
[info@applegateproperties.co.uk](mailto:info@applegateproperties.co.uk)