



Applegate
Properties



Woodhead Road, Holmfirth, HD9 2PR

Offers over: £260,000

Tucked away from the roadside in a courtyard setting on the fringes of Holmfirth is this spacious four-bedroom home offering flexible accommodation arranged over three floors. Having gas central heating and modern uPVC double glazing, the property offers an excellent opportunity for a range of buyers, including young families, and provides scope for cosmetic improvement and further remodelling to suit individual needs.

- Detached property
- Over three floors
- Flexible four bed layout
- Terraced gardens



PROPERTY DESCRIPTION

The ground floor is entered via a fitted dining kitchen, complete with a breakfast bar, leading to a separate dining or reception room with an adjoining utility. To the first floor is a spacious living room with feature fireplace, along with fourth bedroom or study, a cloakroom/WC, and a door giving direct access to rear garden.

The second floor houses three further bedrooms, all of good proportions, and a contemporary house bathroom fitted with a modern three-piece suite.

Externally, the property is approached via a shared courtyard with communal parking, with further gated access to the front. Steps to the side lead up to a rear paved garden offering space to sit out with a further side garden and raised upper-level area, which would benefit from some attention but offers excellent potential to create a more defined outdoor retreat. No Vendor Chain.

EPC: C

Tenure: Freehold

Council Tax: D

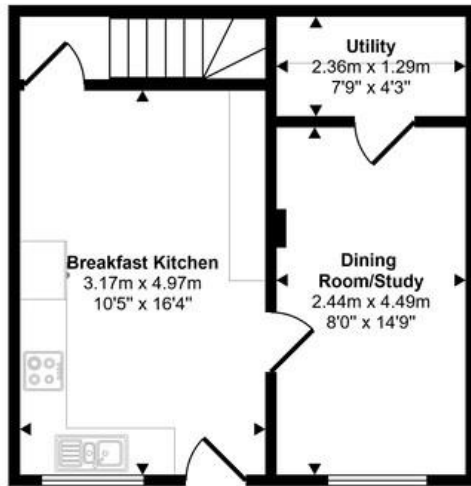
Material Information: we are advised that the property has mains gas, electricity, water and drainage.

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.

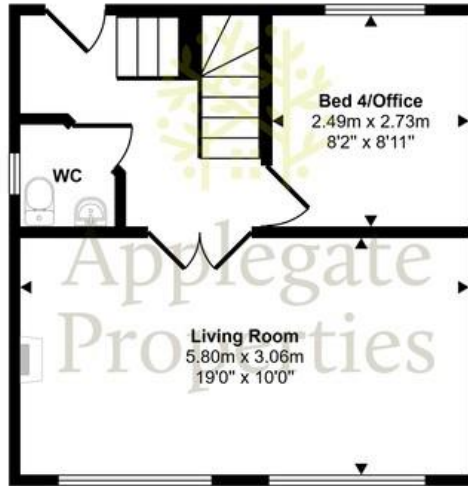




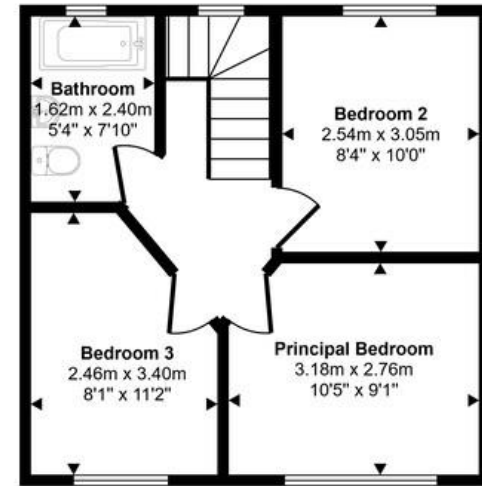
Approx Gross Internal Area
103 sq m / 1108 sq ft



Ground Floor
Approx 34 sq m / 366 sq ft



First Floor
Approx 34 sq m / 370 sq ft



Second Floor
Approx 35 sq m / 372 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		
81-91	B		84 B
69-80	C	74 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

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

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