



Applegate
Properties

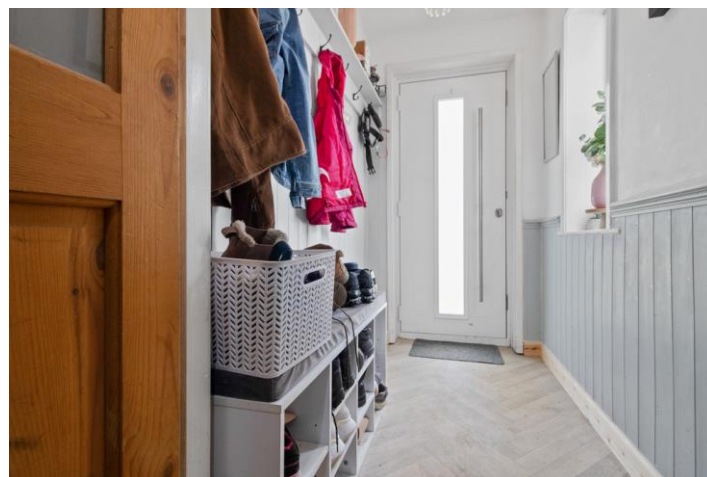


- Semi detached
- Extended
- Five beds & two baths
- Garden & Driveway

Greenlaws Close, Upperthong, Holmfirth, HD9 3HN

Offers Around £350,000

A much extended and modernised five bedroom semi detached with garden and driveway parking offering versatile and stylish family accommodation located in popular village. Occupying elevated position on edge of Holmfirth close to regarded schooling.



PROPERTY DESCRIPTION

Occupying a pleasant cul-de-sac position within this popular residential area is this much extended and modernised semi detached property. Affording flexible and extremely spacious accommodation suitable to a host of buyers including the larger family the property is ideally placed for regarded local schooling and the restaurants, shops and attractions of nearby Holmfirth. Having gas central heating and double glazing the accommodation comprises Entrance Lobby, spacious Living room with understairs store, fitted Kitchen with contemporary units, being open plan to bright and spacious Conservatory with breakfast bar and doors to garden, Utility room, Cloaks/w.c and further ground floor bedroom/home office.

Ascending to the first floor a generous landing leads to four further bedrooms, the Principal Bedroom with adjoining dressing room and en suite Shower Room and House Bathroom, both furnished with modern white suites.

Externally, the property has driveway parking to the front, while to the rear are enclosed, low maintenance gardens having paved patio seating areas.

EPC: awaiting, Tenure: Freehold, Council Tax Band: C

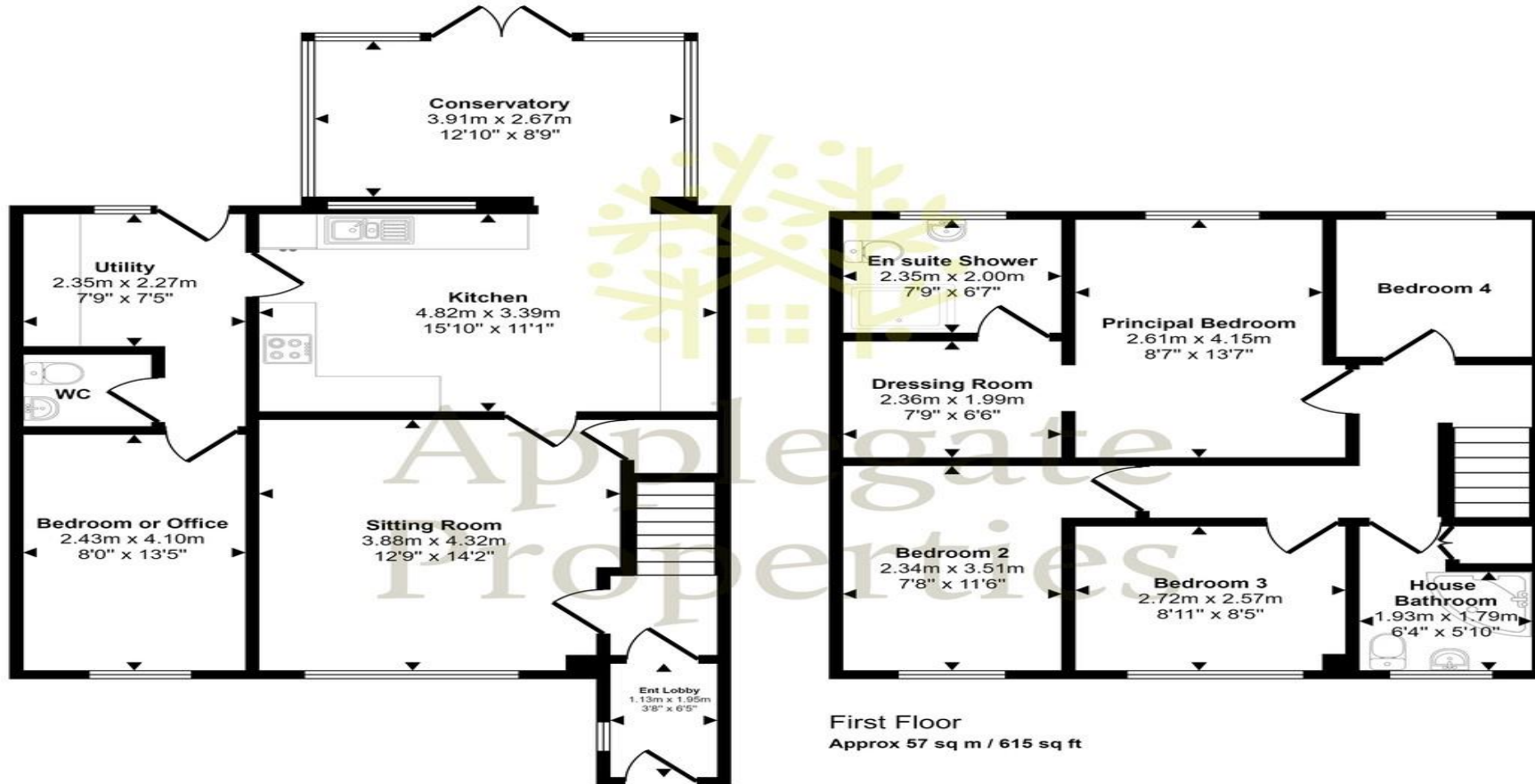
MATERIAL INFORMATION: We understand that this property is connected to mains water and drainage, mains electricity and gas.

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
129 sq m / 1384 sq ft



Ground Floor
Approx 71 sq m / 769 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.

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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 – 4.00pm

Sunday - CLOSED

78 Huddersfield Road, Holmfirth, HD9 3AZ

www.applegateproperties.co.uk
01484 682999
info@applegateproperties.co.uk