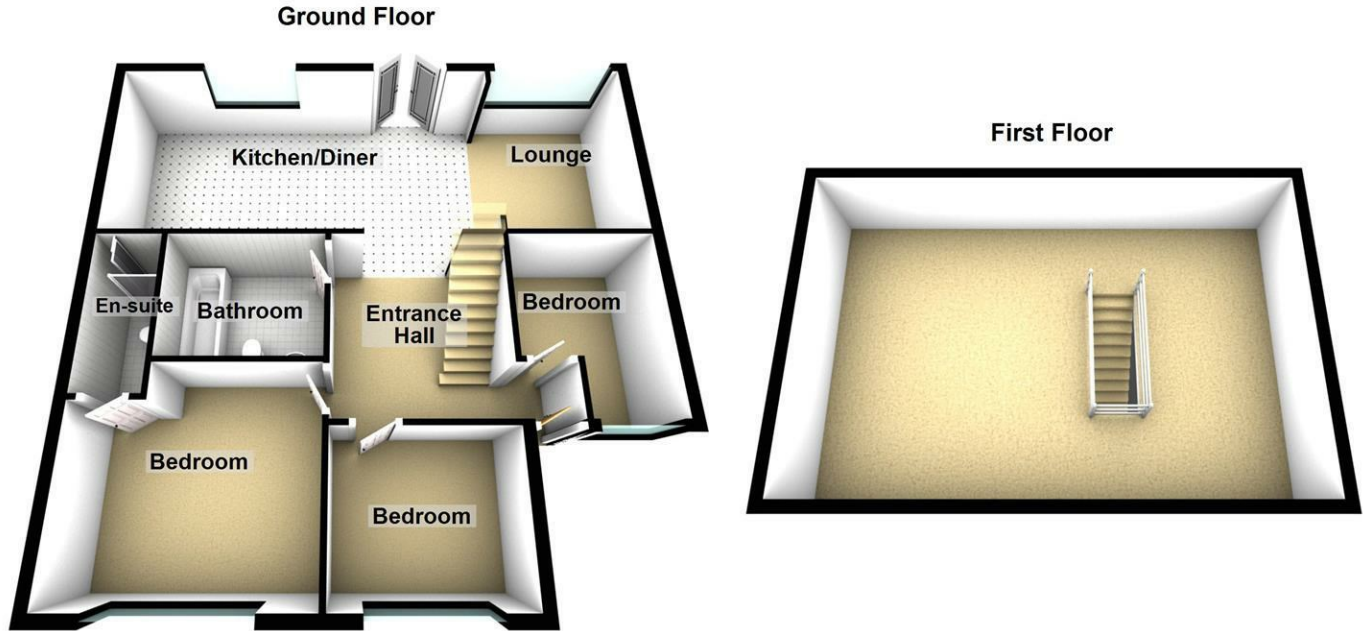




For illustration purposes only, Not To Scale
Plan produced using PlanUp.
2 Poplar Avenue, Holmfirth



54 JOHN WILLIAM STREET
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HD1 1ER
01484 515029



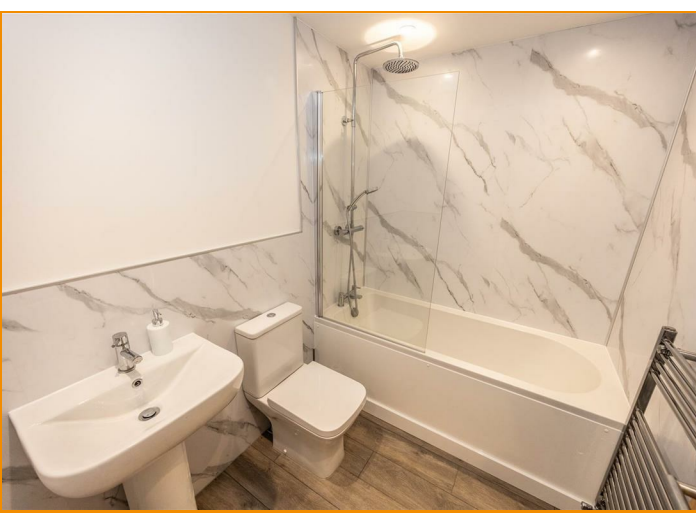
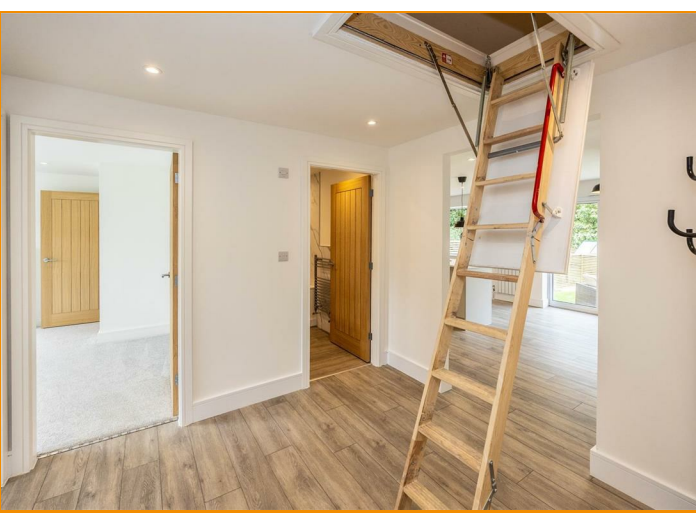
2 Poplar Avenue
Thongsbridge, Holmfirth, HD9 7TL

Offers Around £300,000



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Comprehensively upgraded, remodelled, and improved is this "MOVE IN READY" 3-bedroom semi-detached TRUE BUNGALOW which has all the benefits of a "brand new" property in this sought after HD9 village.

It's convenient location is not far from the bustling township of Holmfirth and its famous countryside, make this an excellent base for those actively approaching retirement and looking for a downsize/down level without the usual burden of refurbishing that property. OR PERFECTLY LARGE ENOUGH FOR A YOUNG GROWING FAMILY- ESPECIALLY DUE TO THE CLOSE PROXIMITY OF HIGHLY REGARDED SCHOOLING.

The contemporary fixtures and fittings plus versatile and social living arrangements are further enhanced by an en-suite and house bathroom along with attractive landscaping to the gardens and off-road parking.

Offered with no upper chain and well worthy of a detailed inspection. Comprising: Entrance lobby, inner hall, lounge, living kitchen, 3 bedrooms (master with en-suite), house bathroom, attic space, garden, shed and off road parking.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

4'11" x 3'8"

Accessed via a contemporary composite double glazed door and gives over into a larger inner hallway with white ash style laminate floor covering in both areas.

INNER HALLWAY

9'0" x 7'9"

With a large loft hatch and pull-down ladder giving access to the attic space, central heating radiator and a continuation of the white ash style laminate floor covering.

LIVING KITCHEN

19'7" x 12'4"

Fitted with a range of contemporary dove grey wall and base units with contrasting black bar handle trim and attractive marble effect working surfaces and matching splashbacks. The kitchen is enhanced by an island and breakfast bar which incorporates a composite black graphite one and a half bow sink with mixer tap over and attractive, traditionally style drop lights over. There is a four ring electric hob with a black smoked glass splashback and integrated extractor canopy over, fitted oven, integrated fridge and freezer, integrated washer and dishwasher and concealed within on of the units is the combination boiler.

There is a vertical designer radiator, a uPVC double glazed window overlooking the rear garden and allowing an abundance of natural light in and access out to the landscaped rear garden is via bi-fold doors which also allow excellent levels of natural light to flood in tot his social living space.

LOUNGE

12'5" x 11'4"

This comfortable and contemporary room enjoys natural light from the Velux roof light and the vertical uPVC double glazed contemporary window. Central heating radiator, provision for a wall mounted television and spotlights within the ceiling.

HOUSE BATHROOM

7'0" x 5'6"

Fitted with a contemporary three piece white suite comprising panel bath with mixer tap over plus a main rainfall shower head and hand held shower attachment over, glass splash screen, pedestal hand wash basin with mixer tap over and a low flush wc,. There is a glass shower screen and marble effect aqua board style splashbacks, a heated towel rail and Nordic grey style laminate floor covering and spotlights within the ceiling.

BEDROOM 1

46'3" x 11'6"

Spotlights to the ceiling, a large uPVC double glazed picture window positioned to the front elevation, central heating radiator and an internal door leading to the en suite shower room.

EN SUITE SHOWER ROOM

8'0" x 4'0"

Fitted with a contemporary three piece suite comprising a low flush wc, pedestal hand wash basin with mixer tap over and a shower cubicle which has a main rainfall shower head and an additional hand held shower attachment. Spotlights within the ceiling, an extractor, marble effect, aqua board style splashbacks and a chrome effect heated towel rail and a Nordic grey laminate floor covering.

BEDROOM 2

12'6" max x 11'1" max

Enjoying good levels of natural light via the uPVC double glazed window positioned to the front elevation. Central heating radiator, spotlights, a loft hatch (roof space not inspected at the time of the appraisal) and, in keeping with the remainder of the property, is presented in a light crisp colour scheme.

BEDROOM 3

9'11" x 7'10"

With a uPVC double glazed window to the front elevation, central heating radiator.

ATTIC SPACE

19'6" x 7'6"

With spotlights, power points, radiator and access hatches to reach the utilities.

OUTSIDE - FRONT GARDEN

There is a pebbled driveway and a lawned garden section with surrounding flower beds and newly planted laurels towards the front of the curtilage. There are flagged perimeter pathways and an access ramp leading up to the front door.

REAR GARDEN

There is an enclosed, landscaped garden with modern fencing, lawned areas, patio seating and shed (to be installed). There is a water tap and an electric point at the rear of the property.

COUNCIL TAX BAND C

TENURE

We understand that the property is a freehold arrangement. Details will be confirmed during the conveyancing process.

USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

AGENTS NOTES

Please note that an application for the erection of detached dwelling has been approved to the rear of the property under reference no: 2025/44/90419/W

