



Applegate
Properties



2 Laithe Avenue, Holmbridge, Holmfirth, HD9 2PJ

Guide Price £450,000 - £475,000

- Large detached property
- Four double bedrooms
- Spacious family accommodation
- Contemporary and stylish interior

A most spacious four bedroom detached offering modern family accommodation and occupying enviable end of cul-de-sac position with elevated views to all sides.



PROPERTY DESCRIPTION

Occupying a select position with elevated views across Holmbridge and the Holme valley is this most spacious detached property. Affording generous proportions and contemporary fittings throughout which includes four double bedrooms and two bathrooms, the property may well suit the needs of the family buyer.

Standing in a corner plot with gardens to front and rear, driveway and integral garage the accommodation includes gas central heating and stylish fittings to the kitchen and bathroom areas and briefly comprises: Hallway with understairs store, Utility Cloaks with separate w.c, internal door to Garage with remote operated roller door, spacious Living Room with dual aspect and feature fireplace, superb fully fitted Dining Kitchen with contemporary units and integrated appliances and Snug/Family Room/Study.

To the First Floor a large galleried landing gives access to Four double bedrooms, the Master having a generous walk-in wardrobe with dressing area and En suite Shower Room and further large luxury House Bathroom furnished with a five piece suite including separate multi-jet shower cubicle and stylish tiled surround.

Externally, the property has a double width driveway leading to an integral single garage with further lawn to the front. Access to both sides leads to a raised rear garden with both paved and lawned garden areas and useful timber shed, all overlooking fields to the rear.
No Vendor Chain.

EPC Grade: C

Council Tax Band: E

Tenure: Freehold

Agents Note: we are aware that the field to the side of the property may have been ear-marked for future development and as such would advise all prospective purchasers to make their own enquiries prior to exchange of contracts.

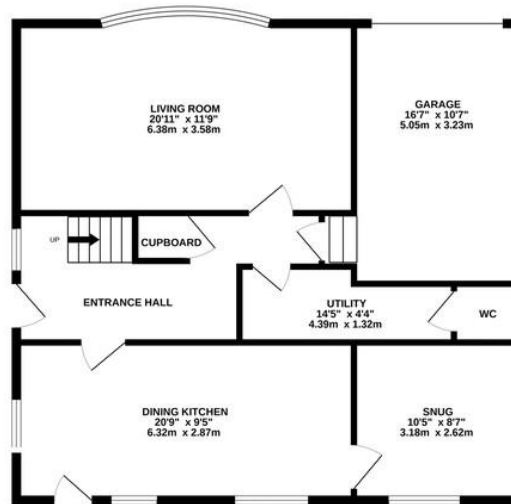
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact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







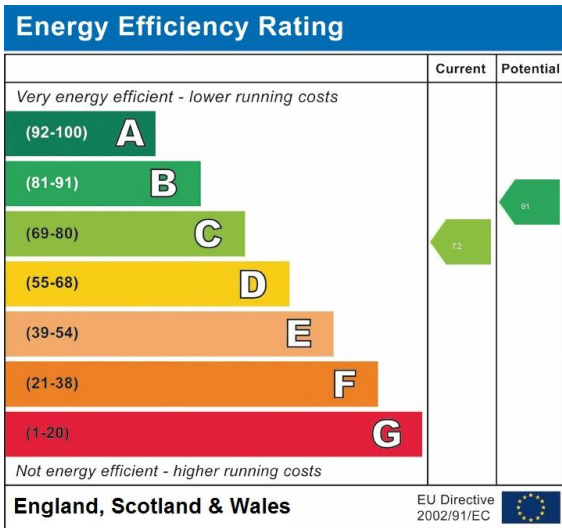
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



Address:
Lalthe Avenue, Holmfirth

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 – 4.00pm

Saturday – 4.00pm – 5.30pm (reception team)

Sunday – 9.00am – 5.30pm (reception team)