



Applegate
Properties



Holmebank Mews, Brockholes, Holmfirth, HD9 7EA

Guide Price: £250,000 - £260,000

- Three/Four Bedrooms
- Single Garage
- Popular Location
- Driveway Providing Off Street Parking

A well presented townhouse offering versatile three/four bedroom accommodation over three floors with garage and garden in Brockholes.

PROPERTY DESCRIPTION

Affording spacious accommodation which may well suit the young family is this attractive three storey mid townhouse. Including neutral décor throughout, the generous interior offers three/four bedroom accommodation split over three floors. Being ideally located on a quiet cul de sac in the popular village of Brockholes with nearby regarded schooling, stunning countryside on the doorstep and the popular amenities of Holmfirth and Honley only a short distance away.

In brief the accommodation comprises: Hallway, toilet, ground floor bedroom, integral single garage. First Floor: Living Room and fully fitted Dining Kitchen with wooden units. Second Floor: Two double Bedrooms, third single bedroom/ boxroom, House Bathroom furnished with three piece white suite.

Externally, the property has a driveway leading to the integral single garage, while to the rear is a fully enclosed garden.

Tenure: Freehold

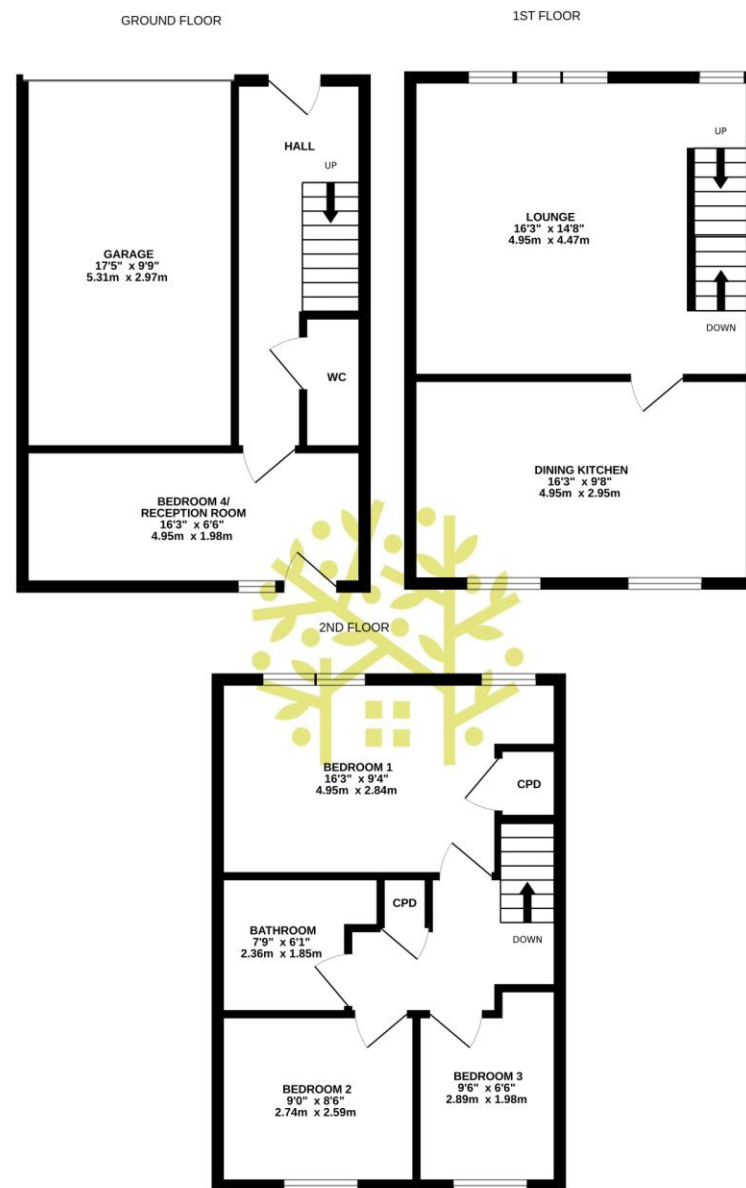
Council Tax Band: D

EPC: C

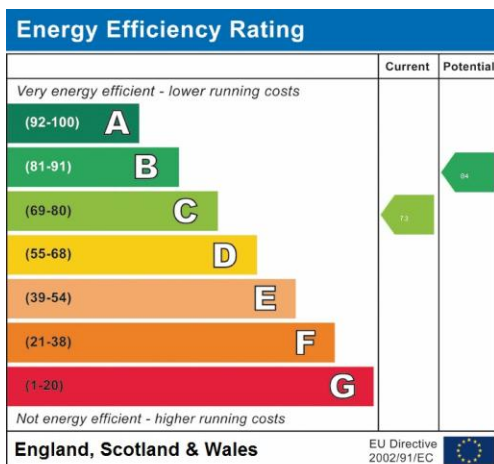
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact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







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.
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Address:
Holmfirth Farm, Bradford

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

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