



Applegate
Properties



- Semi detached
- Three bedrooms plus attic space
- Conservatory extension
- Gardens and driveway

Scholes Moor Road, Scholes, Holmfirth, HD9 1SR

£250,000

A spacious and extended three bedroom plus attic room semi-detached, with generous garden and planning permission for sizeable side/rear extension close to popular Scholes village.



PROPERTY DESCRIPTION

Affording spacious accommodation which may well suit the young family is this extended semi-detached property. Being located on the edge of popular Scholes village close to regarded schooling and amenities as well as nearby open countryside, the property includes a sizable Conservatory extension to the rear and a useful Attic space (building consents not confirmed). In brief the accommodation comprises: Entrance Hallway with Cloaks/w.c and turned staircase to first floor, Fitted Breakfast Kitchen including a range of shaker style units and breakfast bar, spacious Living Room having useful understairs store and sliding patio doors to generous Conservatory used as additional Living/Dining space with French doors to garden. To the First Floor are two double bedrooms, a third single bedroom/study and Shower room furnished with a contemporary three piece suite and contrasting tiled surround. A door with turned staircase leads to the second floor Attic room having reduced headroom but offering generous additional space with Velux style roof window and eaves storage to either side. Externally, the property has generous, gated block paved driveway parking to the front. Gated side access leads to a good sized enclosed rear garden being mainly laid to lawn with further decked area and timber summerhouse/bar area.

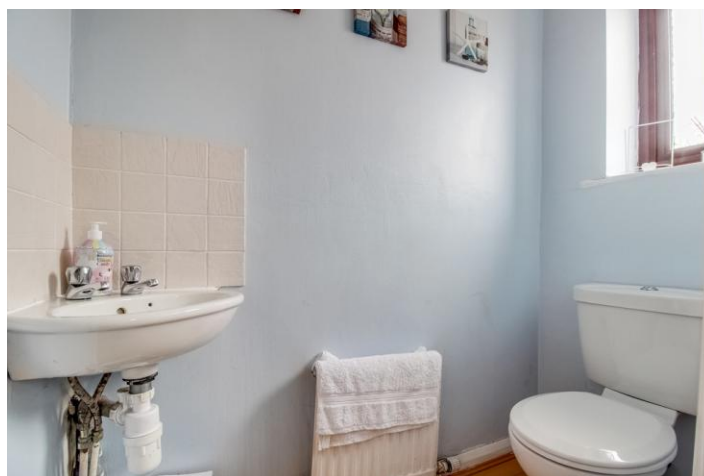
Tenure: Freehold

Council tax: C

EPC: TBC



Agents Note: the property had planning granted in June 2022 for demolition of the existing Conservatory and ground floor extension to the side and rear to create further open plan Living/Dining/Kitchen space. Full details available via the Kirklees planning portal – Planning Application No: 2022/62/91157/W

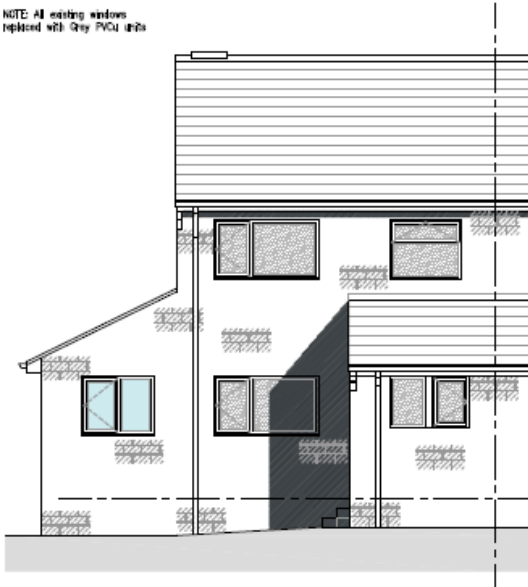


IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact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



PROPOSED GROUND FLOOR PLAN
SCALE 1:50

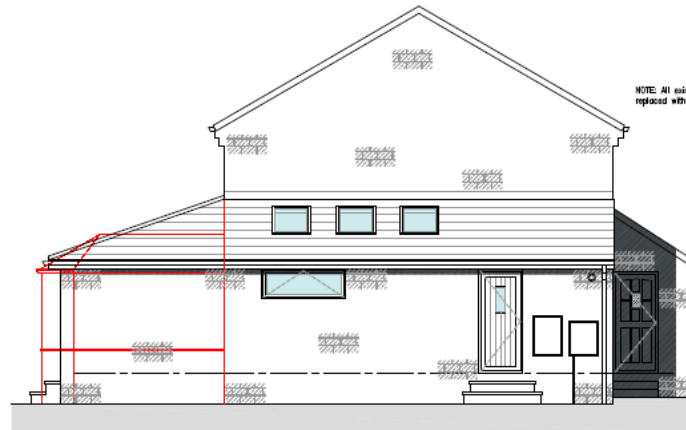
NOTE: All existing windows
replaced with Grey PVCu units



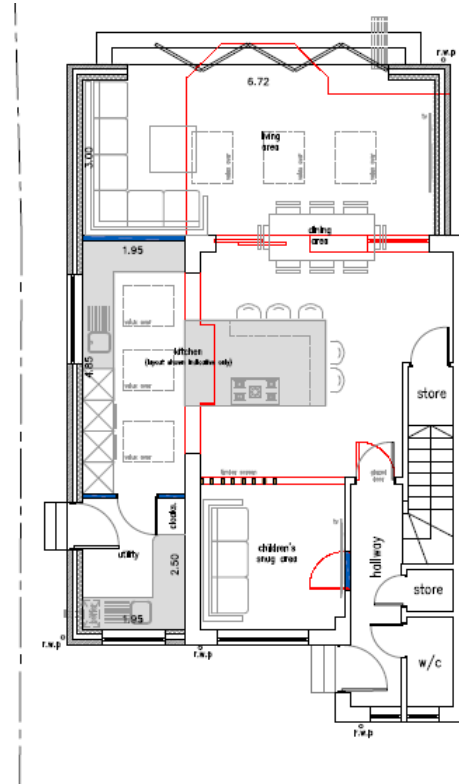
PROPOSED NORTH WEST FACING ELEVATION
SCALE 1:50



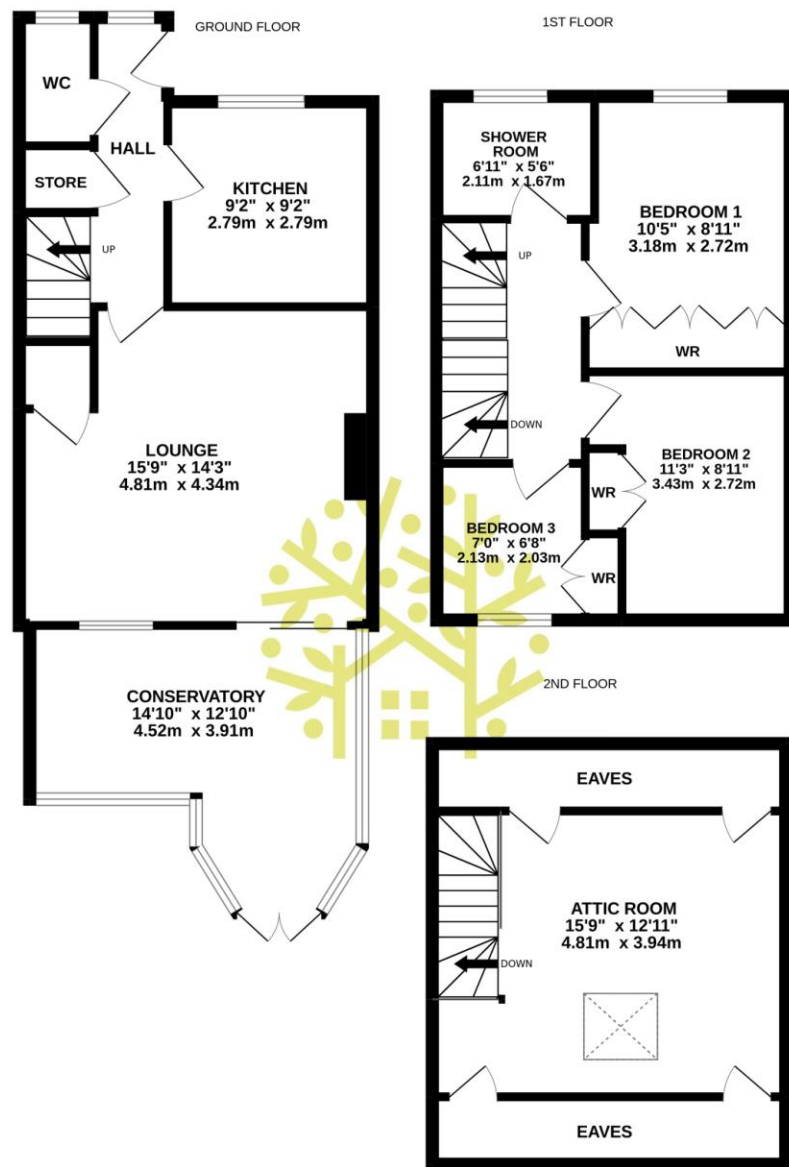
PROPOSED SOUTH EAST FACING ELEVATION
SCALE 1:50



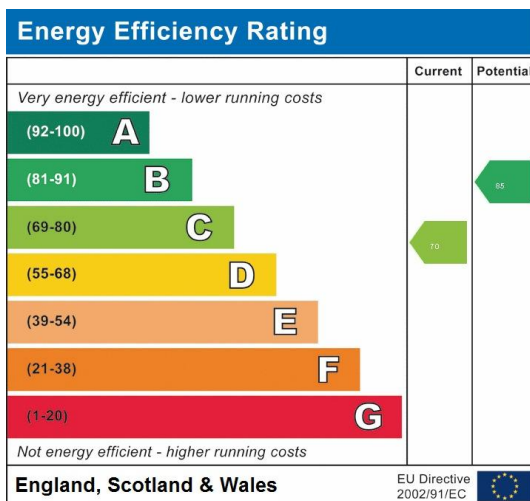
NOTE: All existing windows
replaced with



PROPOSED GROUND FLOOR PLAN
SCALE 1:50



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:
Siddles Moor Road, Gx4 4kx

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

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