



Applegate
Properties



- Detached Property
- Four Bedrooms
- Spacious Interior
- Double garage & gardens

Bankfield Drive, Holmbridge, Holmfirth, HD9 2PH

Offers in the region of: £425,000

A spacious and well presented four bedroom detached with integral double garage and pleasant gardens within popular village on fringes of Holmfirth.



PROPERTY DESCRIPTION

Affording extremely well presented and generous four bedroom accommodation is this attractive detached property. Being of potential interest to the family buyer, the property has been well maintained and is well located for excellent village amenities, schooling and stunning local countryside.

Having double garage and gardens to all sides the accommodation comprises: Hallway with useful understairs storage, Cloaks/w.c, spacious Through Lounge/Diner with patio doors to garden, formal Dining room, Kitchen fitted with a range of units and space for range cooker and door to Integral double garage with Utility area and rear door to garden. A turned staircase leads to a light and airy galleried first floor landing with access to four good sized bedrooms (three double) and House Bathroom furnished with a four piece contemporary white suite including separate shower.

Externally, the property has a double width driveway providing off street parking, neat open plan lawn and gated access to either side leading to a tired garden having lower patio seating, lawns and raised, well stocked borders.

EPC: D

Council Tax: E

Tenure: Freehold

Agents Note – We are advised that planning permission has been submitted for 21 properties in the field directly to the rear of the property. Further details are available online through the Kirklees Planning Portal: Planning Application No: 2023/62/91212/W or through the following link; <https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91212>

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 Holm firth 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
165 sq m / 1781 sq ft



Ground Floor
Approx 96 sq m / 1028 sq ft

First Floor
Approx 70 sq m / 753 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

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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