



Applegate
Properties



Applegate Properties

- A short walk from Slaithwaite centre
- Local train station with Manchester & Leeds links
- Recently modernised
- Garage

Lingards Road, Slaithwaite, Huddersfield, HD7 5HY Offers Around £289,950

A spacious 3 bedroom semi detached property with garage and garden within walking distance of Slaithwaite's centre.



PROPERTY DESCRIPTION

Introducing a charming 3-bedroom, semi-detached stone house in the heart of Slaithwaite. This delightful property exudes both modern elegance and timeless character, offering you the perfect blend of comfort and style. With its spacious garage and meticulously landscaped front and rear low maintenance gardens, this home is a true gem.

Situated just a short stroll away from the vibrant Slaithwaite village, you'll have access to all its amenities, including the convenience of a nearby train station for easy commuting as well as local walks, eateries and wellness studios. This is a fantastic opportunity to benefit from countryside living with contemporary touches in a highly desirable location!

EPC: E

Council Tax Band: B

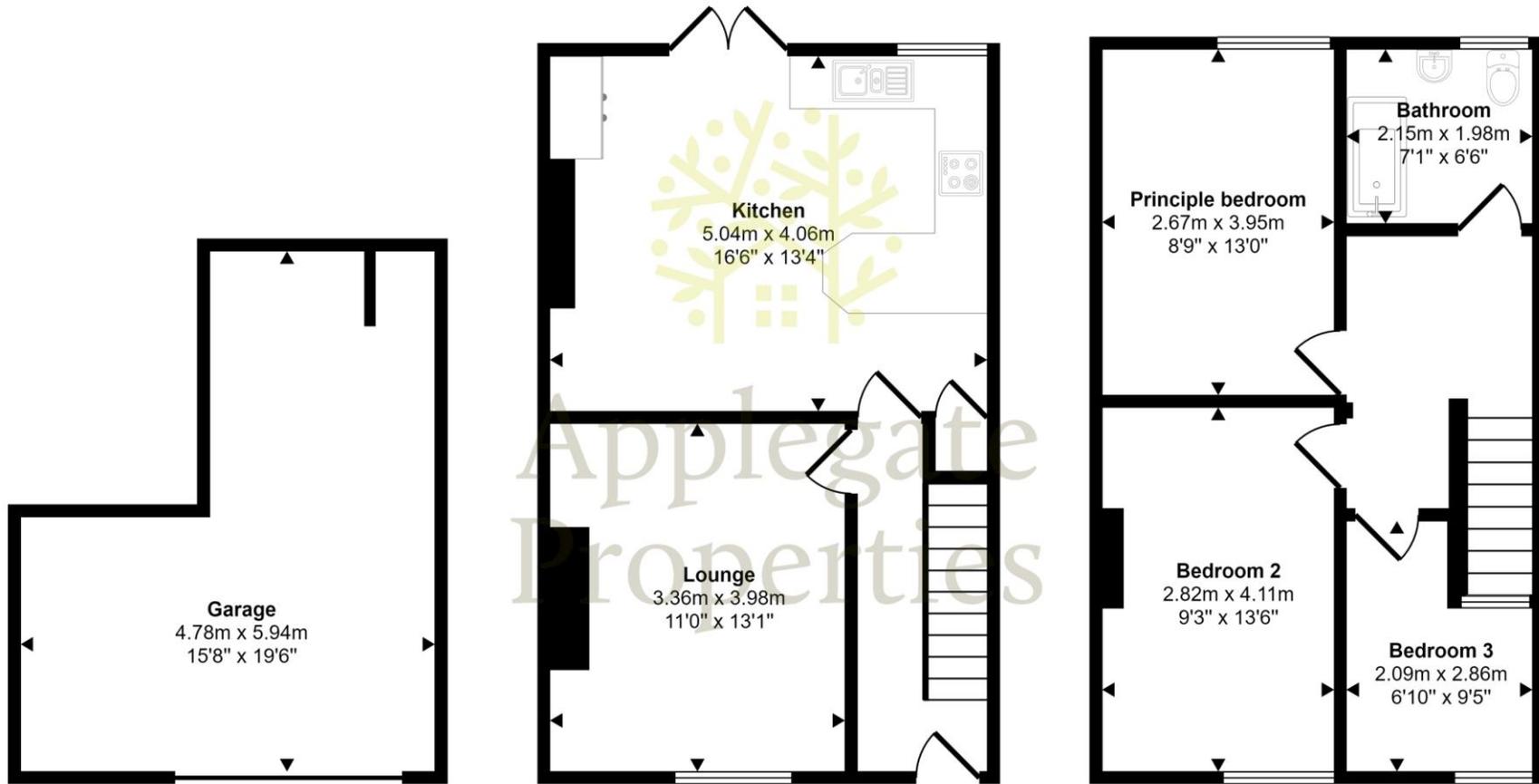
Tenure: freehold

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 Contract 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
104 sq m / 1122 sq ft



Garage
Approx 22 sq m / 234 sq ft

Ground Floor
Approx 41 sq m / 442 sq ft

First Floor
Approx 41 sq m / 445 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		78 C
55-68	D		
39-54	E	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.

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

Sunday - CLOSED

78 Huddersfield Road, Holmfirth, HD9 3AZ

www.applegateproperties.co.uk

01484 682999

info@applegateproperties.co.uk