



Applegate
Properties



- Modern semi detached
- Three bedrooms
- Superbly presented
- Stylish contemporary interior

The Crescent, New Mill, Holmfirth, HD9 7LD

Offers in the region of: £289,950

A superbly presented, modern three bedroom semi detached with garden and driveway in regarded Crescent close to schooling and popular Holmfirth.



PROPERTY DESCRIPTION

Being presented to a particularly high standard throughout and including a contemporary and high quality interior is this spacious and modern semi detached. Affording a well planned three bedroom interior which includes En suite to the Principle Bedroom and stylish fittings throughout, the property may well suit the needs of the family buyer, being well placed close to regarded local schooling.

In brief the accommodation which includes gas central heating comprises: Hallway with under stairs store and cloaks/w.c. spacious Living/ Dining room with media shelving and double doors to rear balcony and garden beyond. Double doors lead through to a generous Dining Kitchen which includes stylish units and integrated appliances.

To the first floor a spacious landing with loft access leads to three double bedrooms, the main having fitted wardrobe space and En suite Shower room and further House Bathroom furnished with a contemporary suite. Externally, the property has double width parking to the front with side access and external storage leading to an easily maintained split level rear garden which includes lawned and paved areas.

EPC: awaiting

Tenure: Freehold

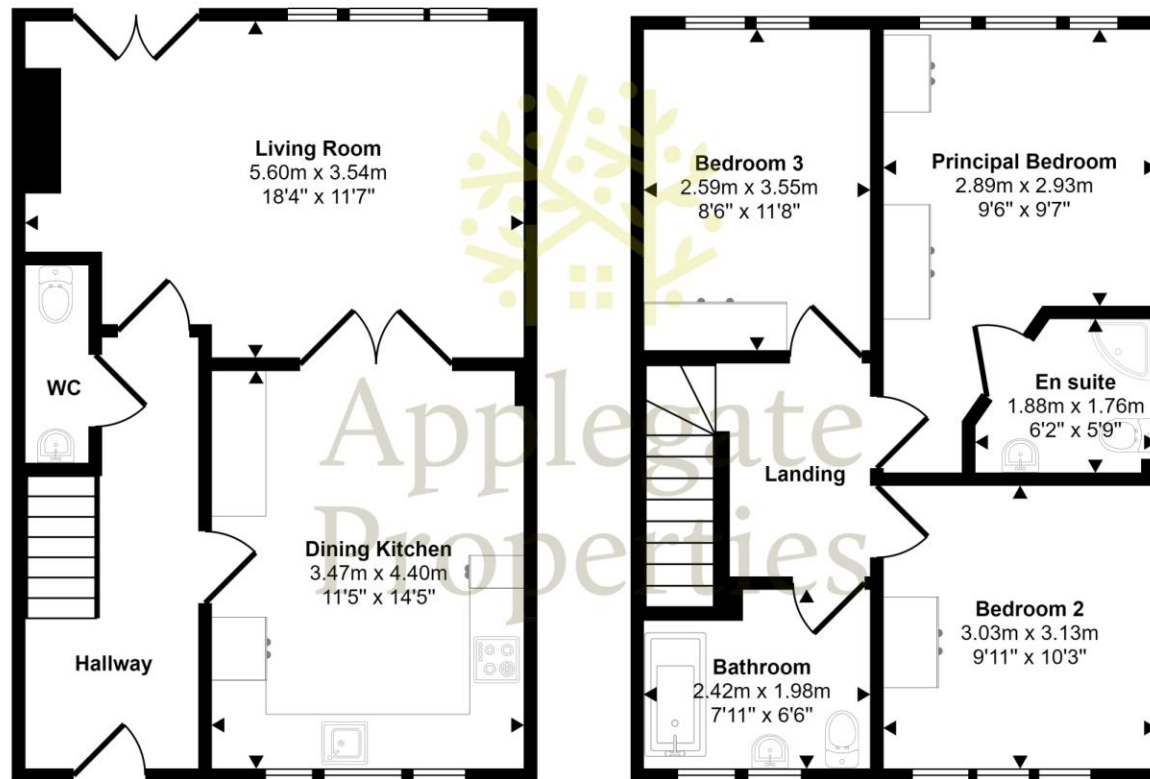
Council Tax: C

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.





Approx Gross Internal Area
91 sq m / 982 sq ft



Ground Floor
Approx 45 sq m / 486 sq ft

First Floor
Approx 46 sq m / 496 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.

EPC TO FOLLOW

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 – 1.00pm

Sunday - CLOSED

78 Huddersfield Road, Holmfirth, HD9 3AZ

www.applegateproperties.co.uk
01484 682999
info@applegateproperties.co.uk