



Applegate
Properties



- Semi detached
- Three bedrooms
- Garden & garage
- Ideal Family home

Royds Drive, New Mill, Holmfirth, HD9 1LH

Offers in the region of: £235,000

A well presented three bedroom semi detached with gardens, garage and Conservatory extension.



PROPERTY DESCRIPTION

Being located close to schools and village amenities is this well presented semi-detached house. Being of possible interest to the family buyer the property includes double glazing, gas central heating and Conservatory extension to the rear.

Having generously proportioned rooms throughout the accommodation comprises: Hallway, spacious through Lounge/Diner with double doors to Conservatory and Kitchen fitted with a range of Shaker style units.

Ascending to the First Floor can be found three bedrooms, two being double and House Bathroom furnished with a contemporary three piece white suite including three piece white suite and ladder style radiator.

Externally, the property has a lawned garden to the front with driveway parking leading to an attached single garage. No vendor chain.

EPC: C

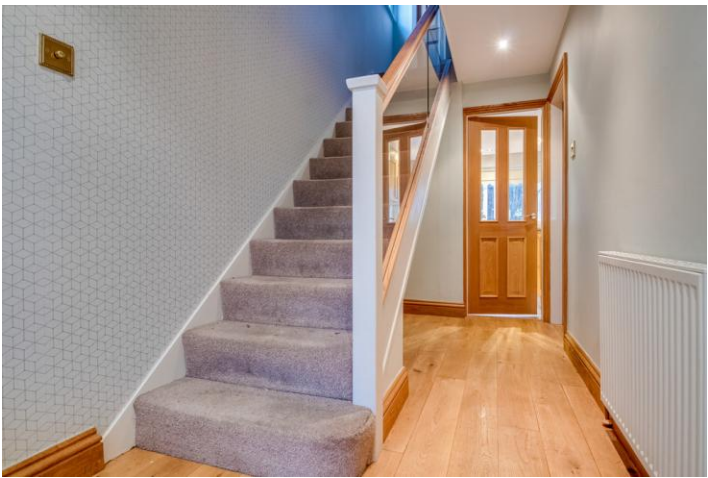
Tenure: Freehold

Council Tax: C

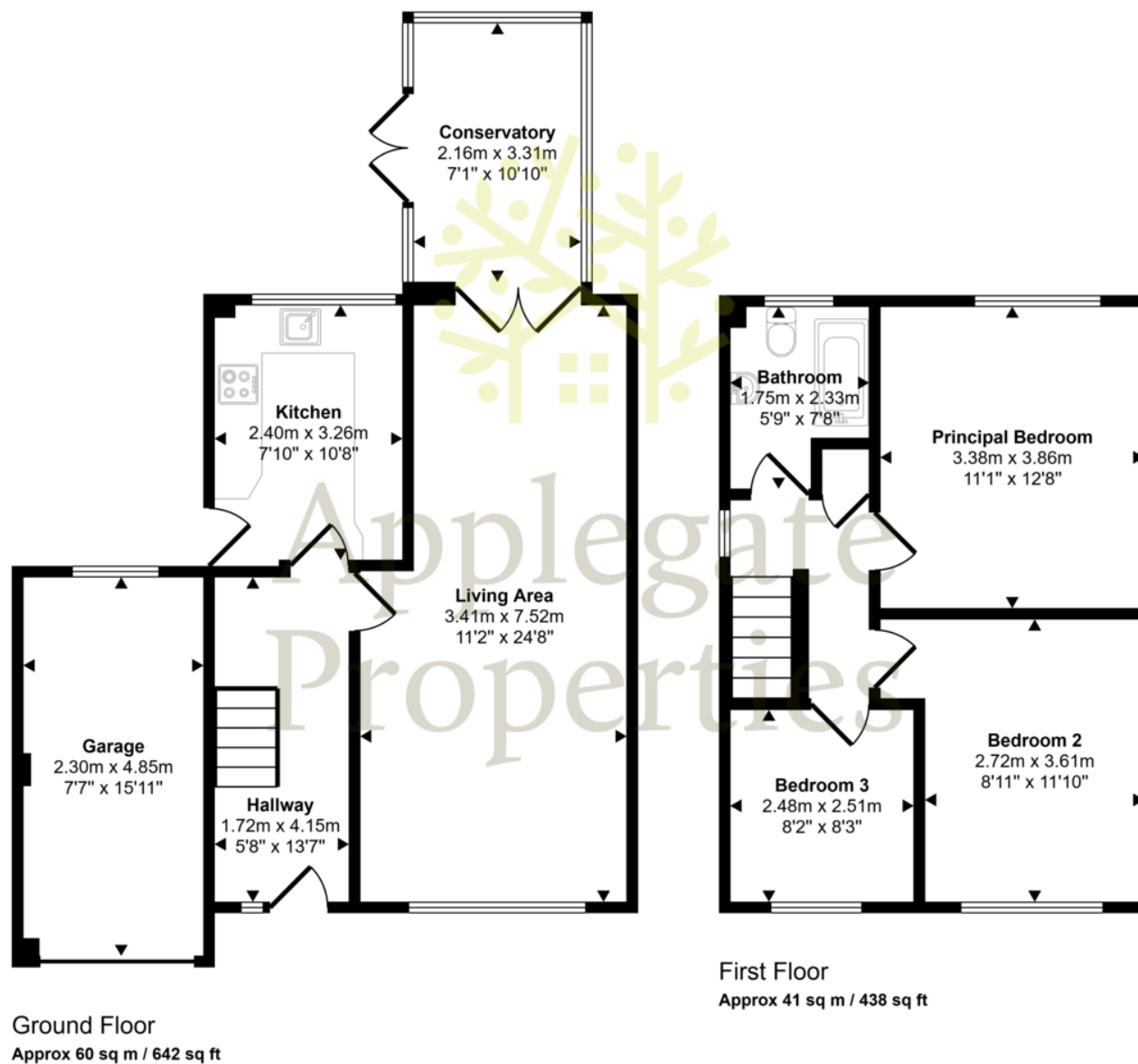
MATERIAL INFORMATION: We understand that this property is connected to mains water and drainage, mains electricity and gas.

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
100 sq m / 1080 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		85 B
69-80	C	72 C	
55-68	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

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

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