



Applegate  
Properties



- Spacious mid terrace
- Three bedrooms
- Elevated position
- Gardens

**Station Road, Holmfirth, HD9 1AE**

**Offers in the region of: £255,000**

A very spacious and characterful three bedroom period, mid terraced property with garden offering excellent further potential and occupying enviable elevated position close to popular Holmfirth. No Vendor Chain.





## PROPERTY DESCRIPTION

Commanding a prominent elevated position only a short distance from the varied and popular shops, restaurants and amenities of vibrant Holmfirth is this attractive bay fronted mid terraced property. Affording characterful and most spacious three bedroom accommodation yet offering excellent scope for modernisation, this delightful property may be of interest to a variety of buyers including the young family.

Having gas central heating and double glazing the accommodation includes: generous Hallway with understairs storage with small cellar and stairs to first floor, spacious front Sitting room with walk-in bay window, Dining room and fitted Kitchen with door to rear.

Ascending to the First Floor a spacious landing gives access to three bedrooms, two being large doubles with fitted wardrobes, House Bathroom and separate wc.

Externally, the property is accessed to the front via shared steps with tiered, well stocked gardens. A shared passage leads to a rear yard (right of access for neighbour) and further steps lead up to an elevated garden area backing onto woodland.

We are advised that the property currently has permit parking onto Station Road.

EPC: E  
Tenure: Freehold  
Council Tax: B

**Material Information:** we are advised that the property has mains gas, electricity, water and drainage.

**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.

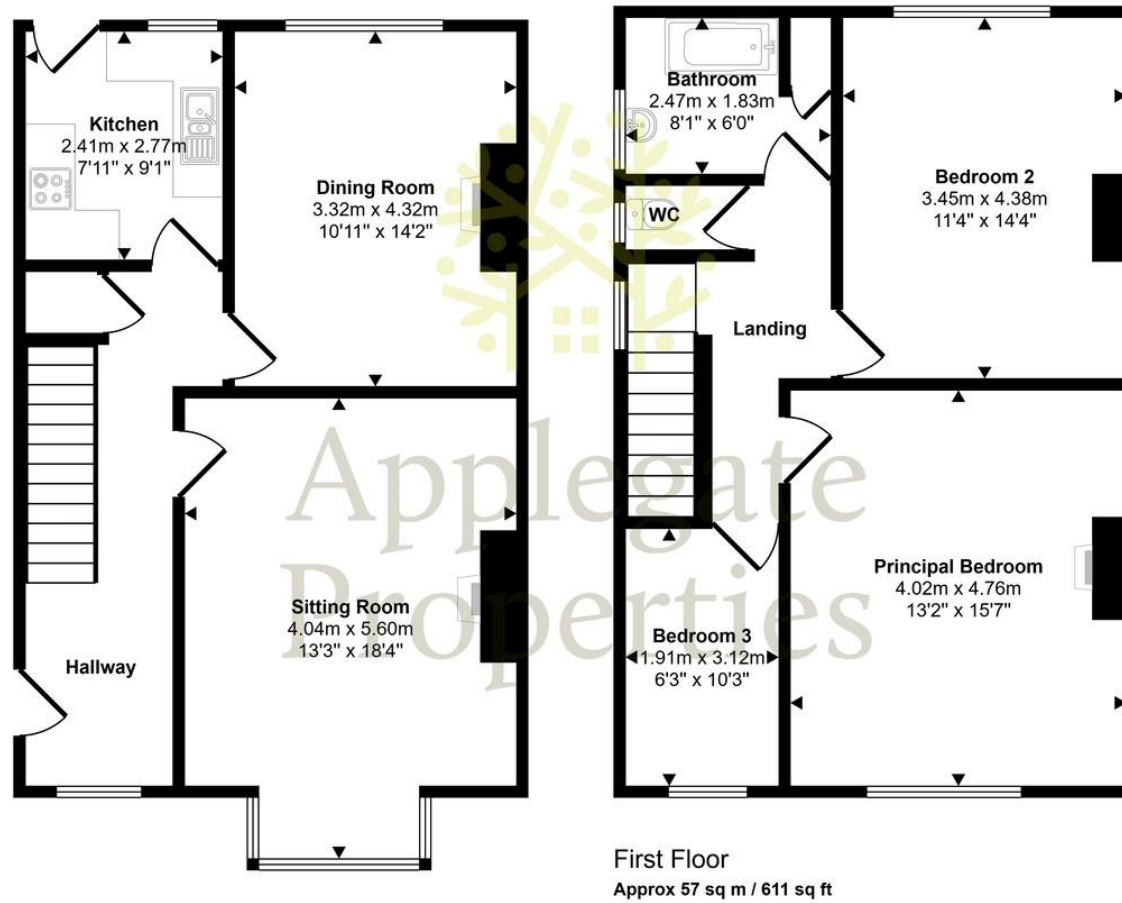








Approx Gross Internal Area  
113 sq m / 1215 sq ft



Ground Floor  
Approx 56 sq m / 604 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.

### **Copyright**

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### **Office Opening Hours**

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

Sunday - CLOSED

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