



Applegate
Properties



Lydgate Drive, New Mill, Holmfirth, HD9 1LW

Offers in the region of £290,000

Occupying a large gated plot in the popular village of New Mill is this spacious three-bedroom detached home offering fantastic potential for modernisation and improvement to personal taste. Located within easy reach of local village amenities, well-regarded schooling, and just a short distance from Holmfirth, this property represents a superb opportunity for buyers looking to create a long-term family home in a desirable setting.

- Detached property
- 3 bedrooms
- Large plot
- Gardens & garage



PROPERTY DESCRIPTION

The property is entered via a side hallway with a convenient cloakroom/WC and leads through to a fitted kitchen and a separate dining room with double doors opening into a generously sized living room. This bright and airy space features a central fireplace and an open staircase rising to the first floor.

Upstairs, the first floor offers three bedrooms, a useful additional storeroom/study, and a house bathroom fitted with a traditional three-piece suite. The layout provides ample space for family living and the potential to reconfigure or upgrade the accommodation to suit a variety of needs.



Externally, the property sits within a substantial gated plot, with a driveway offering parking for several vehicles and access to an attached single garage. The surrounding gardens include level lawns, paved areas for outdoor seating. Offered with no vendor chain, this detached home is ideal for those seeking space and the chance to personalise a property in a well-connected village location.

EPC: awaiting
Council tax band: D
Tenure: Freehold

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
124 sq m / 1333 sq ft



Ground Floor
Approx 82 sq m / 888 sq ft

 Denotes head height below 1.5m

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

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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 – 1.00pm

Sunday - CLOSED

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