



Applegate
Properties



- Semi detached
- Three storey accommodation
- Four bedrooms
- Garage & Store/Office

Victoria Springs, Holmfirth, HD9 2NB

£260,000

A spacious four bed, three storey semi detached with garage, gardens, office space and elevated views in regarded cul-de-sac on the edge of popular Holmfirth.



PROPERTY DESCRIPTION

Occupying a pleasant and sought after residential position with views over the Holme valley is this three storey semi detached. Affording flexible four bedroom accommodation with further potential to the lower floor including additional office/study space this spacious property may well appeal to a number of buyers including the young family. Being located close to regarded schooling as well as being easily accessible for the varied and popular shops and amenities of Holmfirth itself the property is well presented yet offers excellent further potential.

Having gas central heating the accommodation comprises: steps up to side Entrance Lobby, spacious front Living room having double doors to outside balcony seating area with elevated views, Dining Kitchen with range of units, rear door to garden and open staircase.

To the First Floor are Four Bedrooms, the Principal Bedroom having fitted wardrobes and Jack & Jill access to the House Bathroom furnished with a contemporary three piece white suite with over bath shower. Externally, the property has a generous double width driveway leading to a single undercroft garage with further internal and external access door to useful Utility/Store/Office room. Steps to the side with further outside storage lead to a tiered rear garden with lower patio area.

EPC: C

Tenure: Freehold

Council Tax: D

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.



I



Approx Gross Internal Area
120 sq m / 1296 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		82 B
69-80	C	71 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

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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 – 4.00pm

Sunday - CLOSED