



Applegate  
Properties



- Detached property
- Three bedrooms
- Flexible interior
- Garage & large garden

**Ridings Fields, Brockholes, Holmfirth, HD9 7BG**

**Offers in the region of: £350,000**

Spacious three bedroom detached with garage and large gardens in elevated position close to school and railway links.



## PROPERTY DESCRIPTION

Occupying an enviable elevated position with far reaching views is this three bedroom detached property. While affording versatile three bedroom accommodation, the property includes lower level garage/store and may offer potential to improve and reconfigure as required.

Being ideally located close to regarded schooling and nearby train station the property may well be of interest to the young family

Having gas central heating and double glazing the accommodation comprises: Entrance Hall with open tread turned staircase and separate w.c, spacious through Living room with sliding door to outside balcony seating area and being open to Dining area and generous fitted Dining Kitchen.

Ascending to the first floor are three bedrooms (2 double) and Bathroom with three piece suite.

Externally, a driveway leads to an undercroft garage with remote electric door and useful storeroom off. Steps to the front continue to the side where a particularly good sized sloping garden can be found which continues for some distance, at the end having banking down to railway line.

EPC: D

Tenure: Freehold

Council Tax Band: E

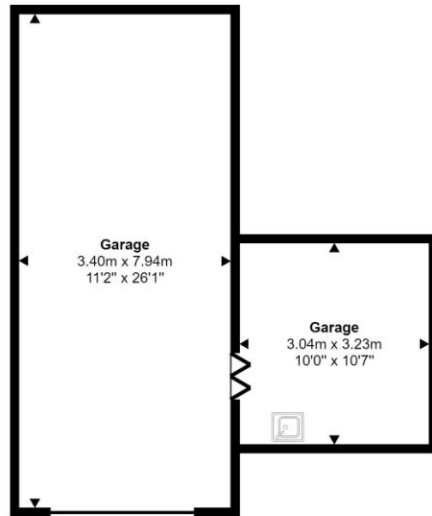
**MATERIAL INFORMATION:** We understand that this property is connected to mains water and drainage, mains electricity and gas.

**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



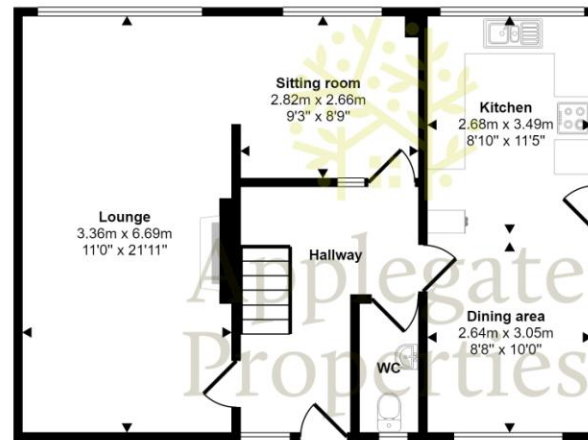


Approx Gross Internal Area  
153 sq m / 1651 sq ft

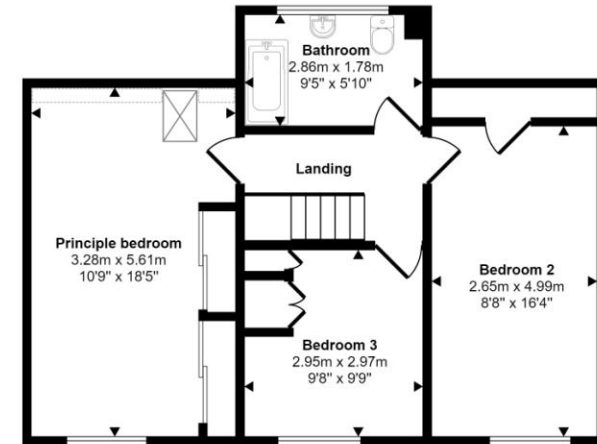


Lower Ground Floor  
Approx 37 sq m / 401 sq ft

Denotes head height below 1.5m



Ground Floor  
Approx 62 sq m / 662 sq ft



First Floor  
Approx 55 sq m / 588 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		
69-80	C		78 C
55-68	D	59 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 – 1.00pm

Sunday - CLOSED