



Snow Gate™

Estate
agency
done
properly



19 Bryndlee Court
, Holmfirth, HD9 2TT

A modern first floor two bedroom apartment with decked balcony and lovely views. Available with no vendor chain the property is in excellent condition throughout with contemporary fixtures and fittings and integral kitchen appliances. Briefly comprises hallway, open plan living/dining kitchen with balcony, two double bedrooms, master with ensuite and separate bathroom. Allocated and visitor parking - a short walk from Holmfirth centre.

O.I.R.O £175,000

19 Bryndlee Court , Holmfirth, HD9 2TT



- TWO BEDROOM FIRST FLOOR APARTMENT
- FULLY EQUIPPED KITCHEN WITH ALL APPLIANCES
- IMMACULATE THROUGHOUT WITH CONTEMPORARY FIXTURES AND FITTINGS
- DECKED BALCONY AND ATTRACTIVE COUNTRYSIDE AND STREAM VIEWS
- MASTER BEDROOM WITH ENSUITE AND FITTED WARDROBES
- NO VENDOR CHAIN

Entrance

Living Accommodation

Dining Kitchen

18'3" x 9'11" (5.56m x 3.02m)

Lounge Area

14'0" x 9'4" (4.27m x 2.84m)

Bedroom 1

10'2" x 10'1" (3.10m x 3.07m)

Ensuite

6'10" x 3'9" (2.08m x 1.14m)

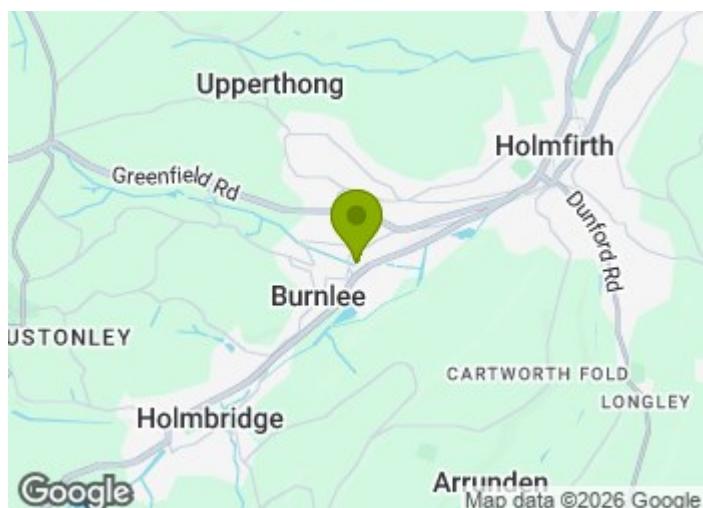
Bedroom 2

11'8" x 9'8" (3.58 x 2.95)

Bathroom

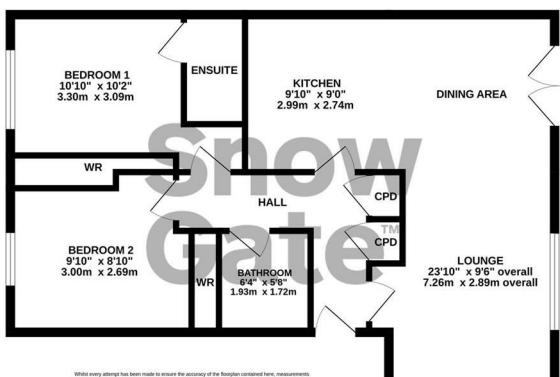
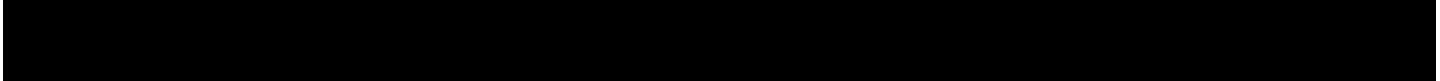
6'3" x 5'8" (1.91m x 1.73m)

Parking



Directions

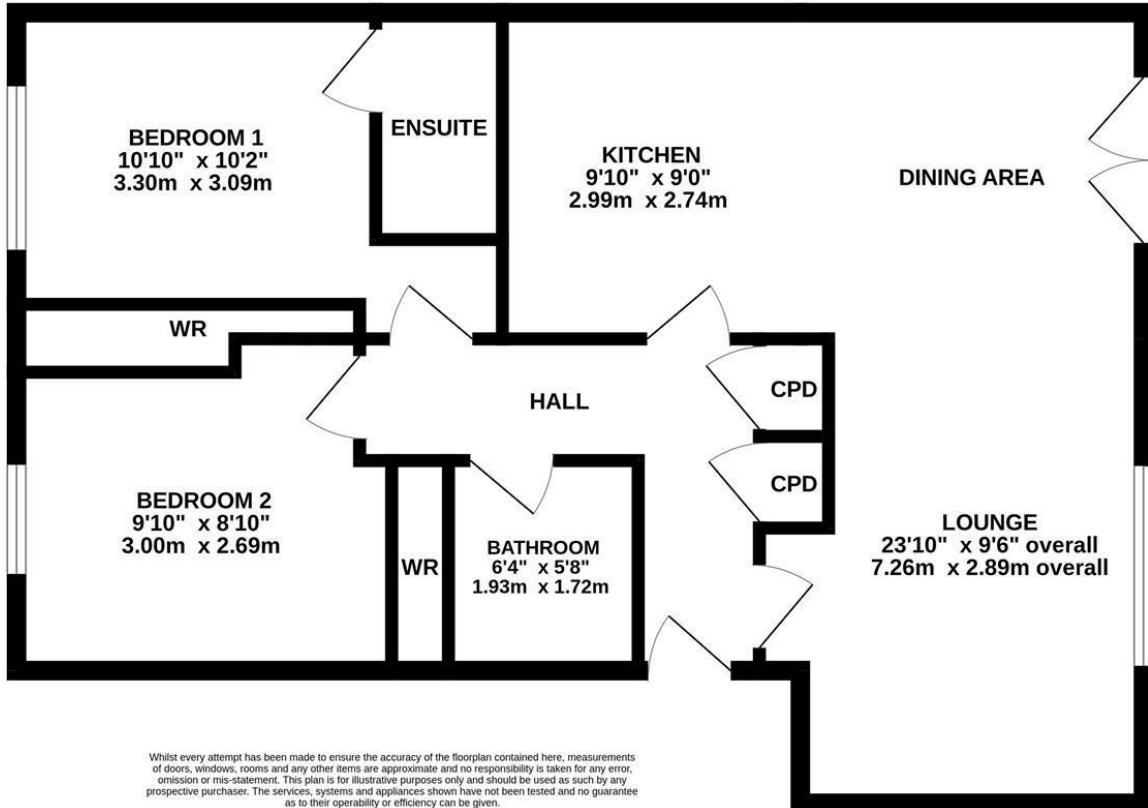




Whilst every precaution has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. © 2023. House Data Solutions Ltd. All rights reserved.

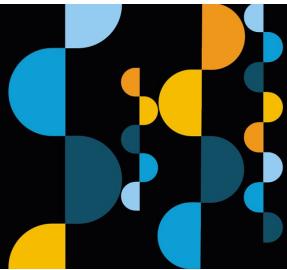


Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Estate agency done properly
Snow Gate

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk