

1 Poplar Avenue, Thongsbridge, Holmfirth, HD9 7TL

**£275,000**

bramleys

This immaculately presented semi-detached bungalow offers accommodation which is ready to move straight into. Having uPVC double glazing, modern central heating boiler and accommodation comprising: porch, entrance hall with built in storage cupboards, kitchen with integrated appliances, spacious lounge diner, bathroom and 2 double bedrooms both with fitted/built in wardrobes. Enjoying a private corner plot with landscaped gardens making an ideal choice for a retired couple or anyone seeking the convenience of single-storey living. Additionally, the property boasts a detached garage with electric door and driveway providing off road parking.

The absence of a vendor chain allows for a smooth and swift purchase process, making this property even more appealing. Furthermore, there is potential to extend the bungalow, subject to the necessary consents, allowing you to tailor the space to your needs.

This semi-detached true bungalow is a rare find in a sought-after location, combining modern amenities with the charm of a peaceful neighbourhood. Whether you are looking to downsize or simply prefer the ease of single-level living, this property is not to be missed.





## GROUND FLOOR:

### Entrance Porch

5'10 x 2'11 (1.78m x 0.89m)

A uPVC entrance porch gives access to the property. The porch has tiled flooring, two uPVC double glazed windows and an internal door which leads into the entrance hall.

### Entrance Hall

Having two useful built in storage cupboards, a central heating radiator and access to the loft via a hatch. We are informed the central heating boiler is located in the loft. This was installed in 2025.

### Kitchen

10'4" x 7'10" (3.15m x 2.39m)

Having a range of wall and base units with working surfaces over and tiled splash back, integrated double oven, gas hob and plumbing for washing machine. The kitchen has laminate flooring, houses the fuse box and has a uPVC double glazed window to the front.

### Lounge/Dining Room

17'11" x 11'9" (5.46m x 3.58m)

This spacious reception room has a fireplace surround with electric fire, a central heating radiator and a large uPVC double glazed window to the front.

### Bedroom 1

11'2" max (9'2" min to wardrobe doors) x 10'11" (3.40m max (2.79m min to wardrobe doors) x 3.33m)

This double room has fitted wardrobes, over bed storage units and twin bedside tables with display shelving above. Also having a central heating radiator and a uPVC double glazed window.

### Bedroom 2

11'1" x 8'9" (3.38m x 2.67m)

This second double bedroom is currently used as a second reception room and has a central heating radiator, built in double wardrobe and uPVC double glazed French doors to the private garden.





## Bathroom

The bathroom having tiling to the walls and floor, panelled bath with shower attachment over, wc and pedestal wash hand basin. There is a central heating radiator and a uPVC double glazed window.

## OUTSIDE:

This bungalow enjoys a corner plot position with private landscaped gardens to front, side and rear. The property is screened by hedging on the perimeter, has a lawned garden to the front, flagged patio and pathways and raised flowerbeds. A driveway provides off road parking and leads to a detached garage which measures 20'2 x 9'7. The garage has a side personal door, electric door to the front and internal power and lighting.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave the centre of Holmfirth and proceed in the direction of Huddersfield, on the Huddersfield Road (A6024). On reaching Thongsbridge, turn right into Miry Lane and follow the road down. Take a left into Woodlands Avenue and Poplar Avenue can be found on the left hand side.

## TENURE:

Freehold

## COUNCIL TAX BAND:

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## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

Please call our office to book a viewing on 01484 530361.





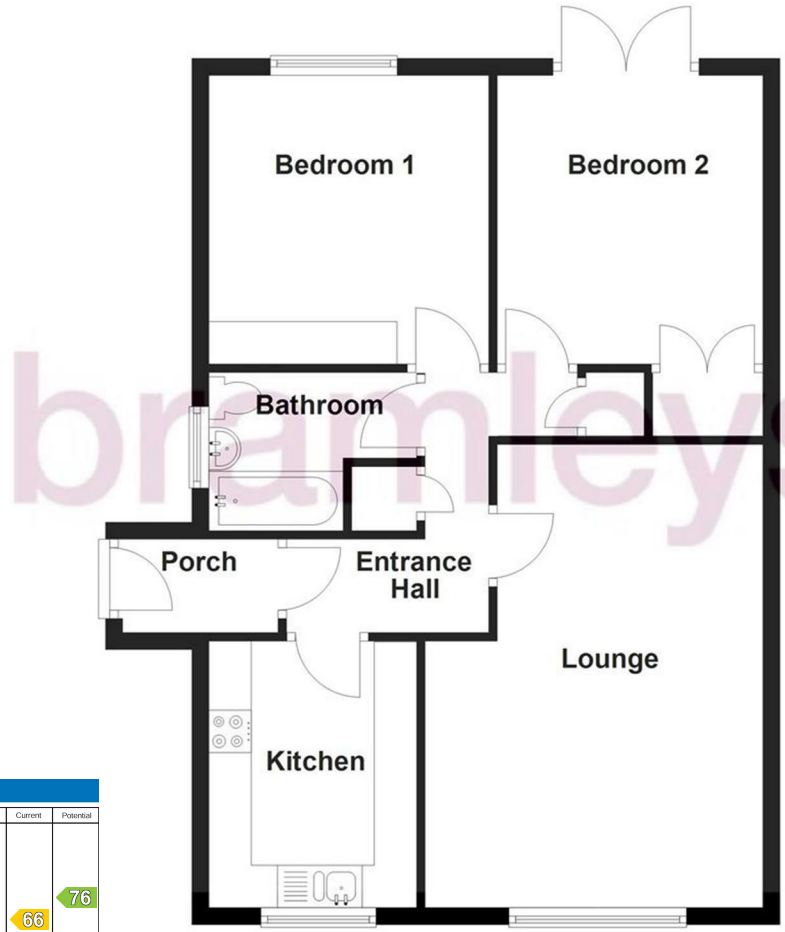








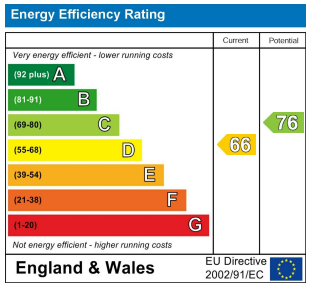
## Ground Floor




NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.








CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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