



Applegate
Properties

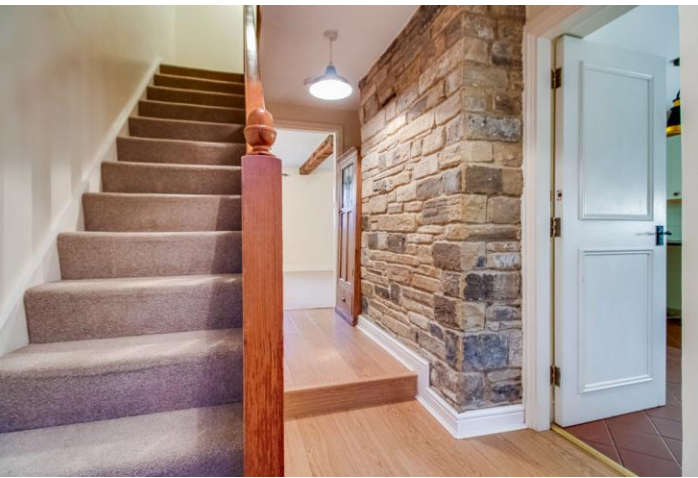


- Mid terraced cottage
- Over three floors
- Four beds/ Two baths
- Garage and garden

Wilshaw Mill Road, Meltham HD9 4EB

Offers in the region of £325,000

A spacious and characterful four bed/two bath three storey cottage with garden and garage in regarded semi-rural hamlet between Holmfirth and Meltham.



PROPERTY DESCRIPTION

Occupying a pleasant semi-rural courtyard position on the edge of stunning countryside yet within reach of the popular and varied amenities of nearby Meltham and Holmfirth is this extremely spacious stone cottage. Affording characterful and flexible accommodation arranged over three floors including exposed beams throughout the property may well suit a variety of buyers including the young family.

In brief the accommodation which includes neutral décor throughout briefly comprises: Entrance Hall with useful fitted storage and Cloaks/W.C., spacious Living Room with views over adjoining fields, fitted Dining Kitchen. First Floor: Three bedrooms, the Principal having En suite shower room and additional House Bathroom with three piece white suite and over-bath shower. A turned staircase leads to the Second Floor with useful large store room and access to a generous Attic Bedroom having Velux style windows and exposed timbers.

Externally, the property is approached by a shared lane leading to allocated parking and a single garage (in block of three) with power and lighting. Gated access leads to a pleasant cottage fore-garden with established shrubbery and seating areas. No vendor chain.

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

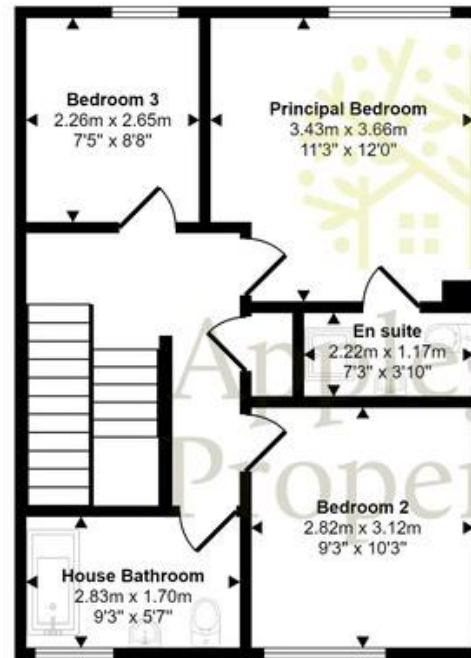




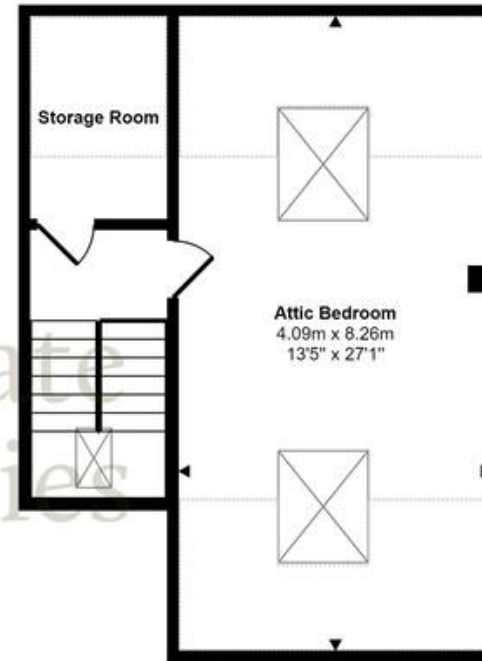
Approx Gross Internal Area
155 sq m / 1673 sq ft



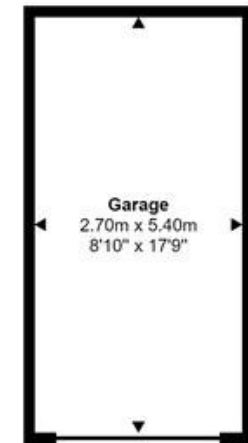
Ground Floor
Approx 47 sq m / 506 sq ft



First Floor
Approx 48 sq m / 515 sq ft



Second Floor
Approx 46 sq m / 495 sq ft



Garage
Approx 15 sq m / 157 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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.

Copyright: Drawing by Applegate Properties

Measurements

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.

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.

Copyright

Unauthorised reproduction prohibited

Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

Sunday - CLOSED