



Applegate
Properties



- Bay fronted semi
- Three bedrooms
- Generous garden & garage
- Close to village centre

Holmfirth Road, Meltham, Holmfirth, HD9 4DB

Guide Price: £270,000 - £275,000

An attractive bay fronted stone semi detached with gardens and garage close to popular village centre and offering further potential.



PROPERTY DESCRIPTION

Occupying a generous plot only a short walk from the varied and popular shops, restaurants and amenities of Meltham village as well as regarded nearby schooling is this bay fronted stone traditional semi detached. While being much improved in areas this delightful property would benefit from further works to enhance, complete and possibly re-model but offers excellent potential to create a superb family home.

In brief the accommodation comprises: Hallway having feature stained glass front entrance door, traditional panelling and banister, Sitting Room with feature, contemporary living flame gas fire and walk-in bay window, Dining Room to rear with fitted gas fire, fitted Kitchen with pantry store (may offer potential to combine dining room and kitchen subject to relevant consents and structure), side Entrance Lobby with useful downstairs w.c and further Utility Store with plumbing for washing machine.

To the First Floor are three bedrooms, two being double with fitted wardrobes and third single, Bathroom furnished with a stylish and contemporary three piece white suite including over bath shower, screen and part tiled surround. Externally, the property has a front garden space and is initially approached by a shared access driveway which continues to the side and leads to a detached single garage (may require improvement works) and further generous rear garden with large lawn, greenhouse and fenced boundaries. While the garden areas would benefit from further attention and clearance works they offer excellent potential to landscape to taste and requirements.

EPC: E

Tenure: Freehold

Council Tax: C

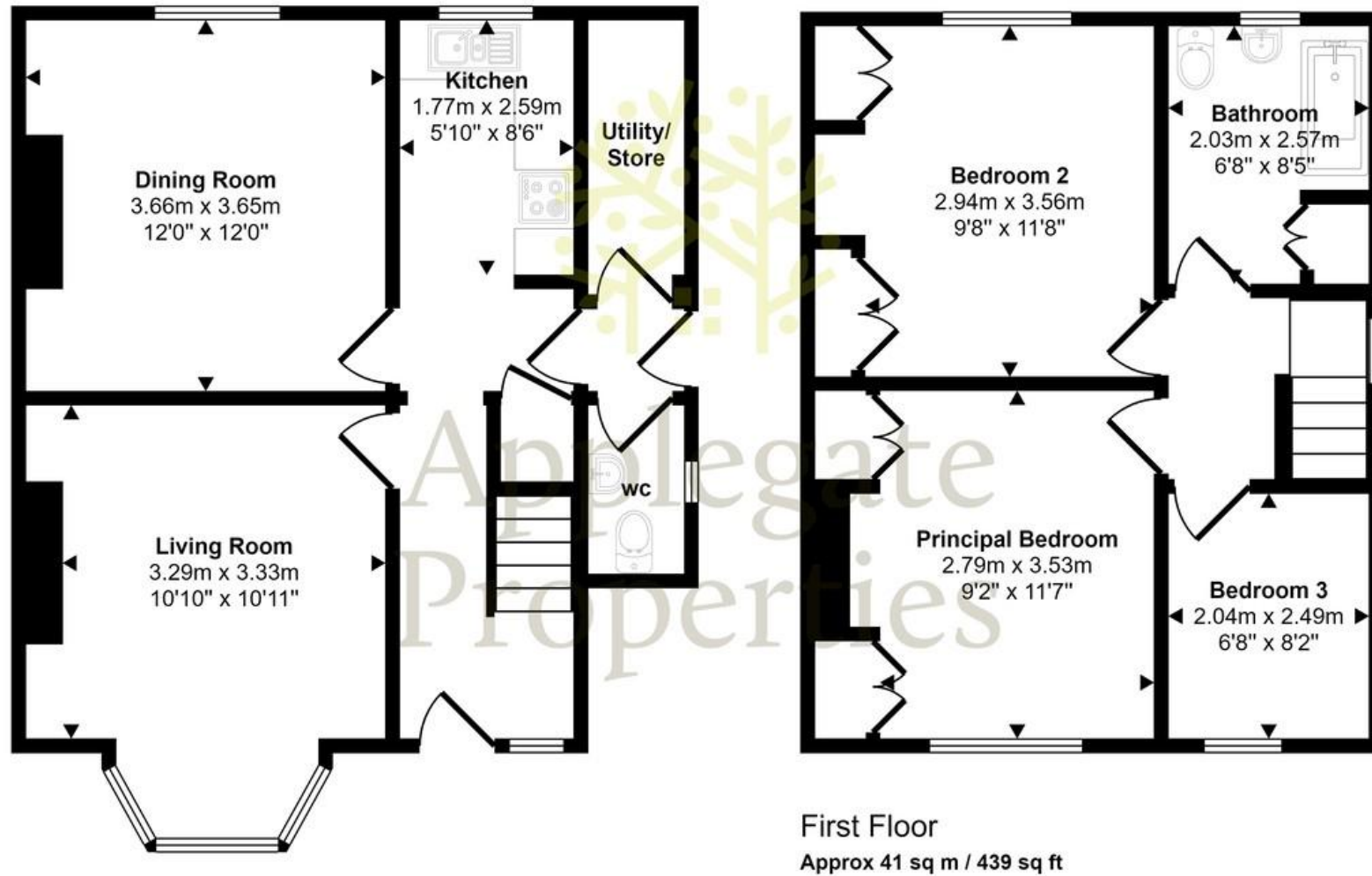
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact 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
89 sq m / 954 sq ft



Ground Floor
Approx 48 sq m / 516 sq ft

First Floor
Approx 41 sq m / 439 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		85 B
69-80	C		
55-68	D		
39-54	E	49 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

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.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED