



Applegate  
Properties



- Substantial stone detached
- Potential Residential or Commercial
- Four beds and three baths

**Meltham Road, Netherton, Huddersfield, HD4 7BD**

**Offers over: £375,000**

A substantial, fully renovated four bed/three bath stone detached with private gardens, parking for numerous vehicles. Chain free.





## PROPERTY DESCRIPTION

A substantial, fully renovated four bed/three bath stone detached with private gardens, parking and hot tub spa room currently a successful holiday let on the fringes of Holme and Colnevalley.

A rare opportunity to acquire this extremely spacious stone detached which has been fully renovated in recent years and is currently a successful holiday/occasion let with full planning permission. The property may equally be of interest to the owner occupier looking for a superb and flexible family home or indeed those looking for commercial premises (subject to relevant consents).

Being ideally located on the fringes of the popular Holme Valley with Meltham and Honley only a short distance away in catchment of good local schooling but also the nearby Colne Valley and surrounding countryside. Being well presented throughout to a modern and neutral theme alongside a host of characterful features including exposed beams, stonework and log burning stoves.

Affording an extremely flexible interior which could be readily adapted to suit most requirements, the accommodation comprises: Side Entrance Lobby having attractively tiled flooring with access doors to store room (front portion of previous garage) with roller/shutter door, Hot Tub/Spa room with tiled flooring and rear access door and door to inner lobby leading to Utility Room and separate w.c, Living Room with log burning stove, fitted Kitchen with rear access being open to spacious Dining Room and further Snug/Family Room again having log burning stove and Front Entrance Lobby.

An open staircase leads to generous First Floor landing which includes a large linen cupboard/store and access to four double bedrooms, two having En suite Shower Rooms and further House Bathroom, all furnished with contemporary white suites and tiled surrounds.

Externally, the property has cobbled multi-vehicle private parking to both the front and side with further side access to a rear passage leading to rear door and steps leading up to the elevated rear gardens having both decked and artificial grassed areas with large decked seating area continuing to the side, all having pleasant, private wooded aspect.

**CURRENT HOLIDAY LET:** We are advised that the property has been and is currently successfully let as a holiday let, specifically for larger families and groups up to 16 people. We have been advised of a healthy turnover and profit in previous years.

**FIXTURES AND FITTINGS:** the vendor has advised that the ongoing and future business/bookings, furnishing and contents are available by separate negotiation.

**EPC:** D  
**Tenure:** Freehold  
**Council Tax:** zero rated

**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.



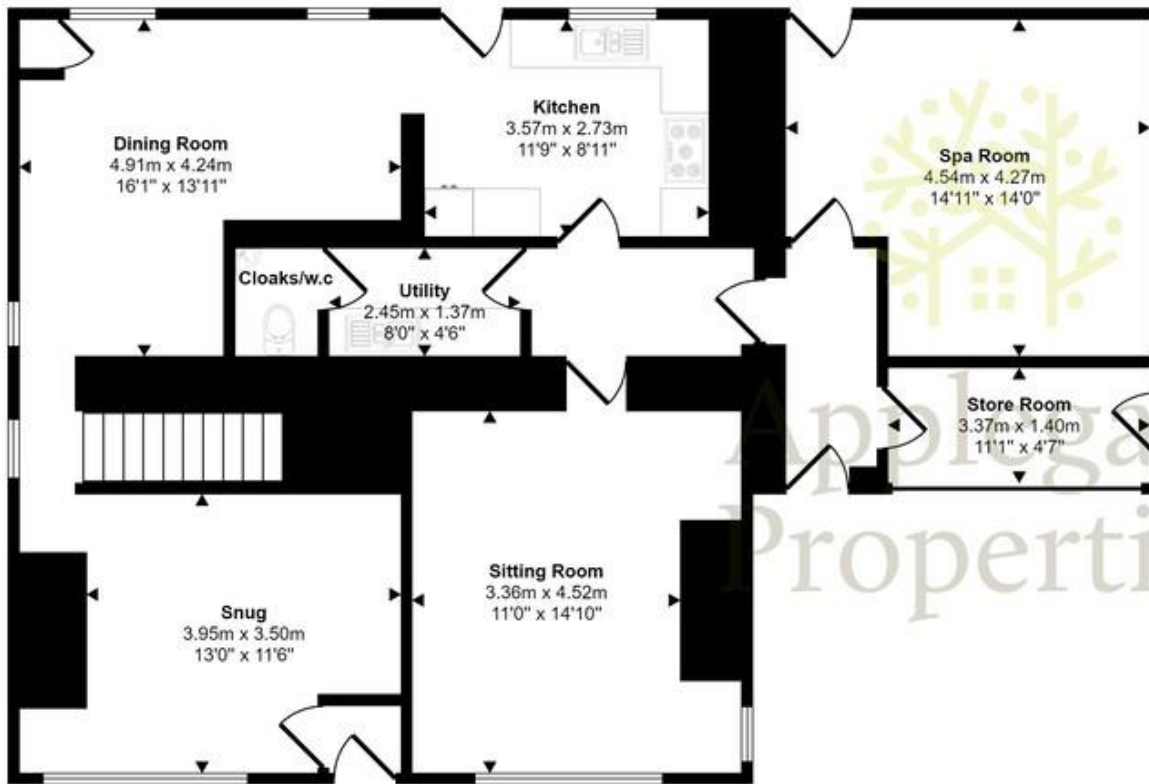




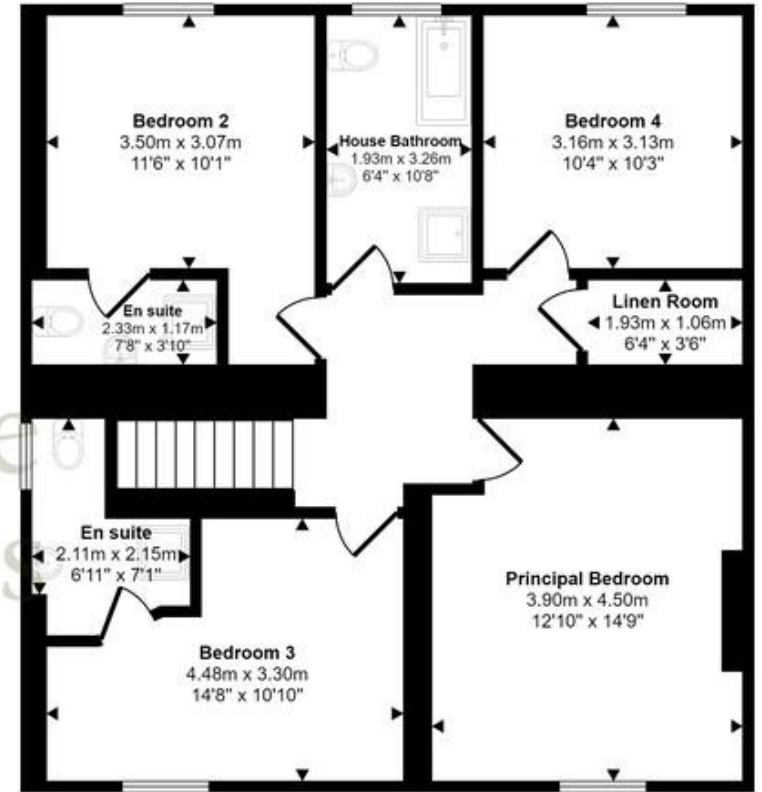




Approx Gross Internal Area  
202 sq m / 2175 sq ft



Ground Floor  
Approx 116 sq m / 1244 sq ft



First Floor  
Approx 87 sq m / 932 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		71 C
55-68	D	63 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.

#### Copyright

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED