



Applegate
Properties



- First floor flat
- Two bedrooms
- Characterful chapel conversion
- Central village location

Chapel Court, Mill Moor Road, Meltham, Holmfirth, HD9 5JD Offers in the region of: £110,000

A spacious two bedroom first floor apartment in characterful chapel conversion offering further potential with private parking close to centre of popular Meltham village.



PROPERTY DESCRIPTION

Set close to the popular and varied shops, restaurants and amenities of Meltham village and with stunning countryside nearby is this well proportioned first floor apartment. Forming part of this thoughtful chapel conversion the property would benefit from a program of modernisation but offers excellent potential for the first time buyer or indeed down-sizer to create an ideal home.

Including gas central heating and Upvc double glazing the accommodation comprises; ground floor communal entrance with stairs to first floor, Hallway with useful storage, two bedrooms, one with fitted storage, Bathroom furnished with older style three piece suite, fitted Kitchen with steps down to spacious Living Room having feature fireplace and arched picture window to the rear. Externally, the property has an allocated private parking space to the rear. No vendor chain.

EPC: D

Council Tax: A

Tenure: Leasehold having the remainder of a 999 year lease from 1996 with a ground rent of £25 pa.

We have been informed there is no service charge.

MATERIAL INFORMATION: We understand that this property is connected to mains water and drainage, mains electricity and gas.

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
54 sq m / 583 sq ft



Floorplan

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		76 C
55-68	D	61 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.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED