



Applegate
Properties



- Semi detached
- Three bedrooms
- Driveway and gardens
- Popular village

Sunny Heys, Meltham, Holmfirth, HD9 5PD

Offers in the region of: £190,000

A spacious three bedroom semi detached with driveway and gardens close to popular village amenities and schooling.



PROPERTY DESCRIPTION

Affording ideal accommodation for the young family is this spacious three bedroom semi detached property. Being ideally placed close to excellent village amenities and regarded schooling as well as stunning countryside nearby.

Having gas central heating and double glazing the accommodation comprises: Hallway, Living Room, spacious fitted Dining Kitchen with doors to rear garden.

Ascending to the First Floor, a landing space leads to three bedrooms (two being double) and House Bathroom with three piece white suite and shower over bath.

Externally, the property has the benefit of driveway parking to the front, while to the rear tiered gardens include lawned and decked seating area and useful outside storage.

EPC: awaiting

Tenure: Freehold

Council Tax: A

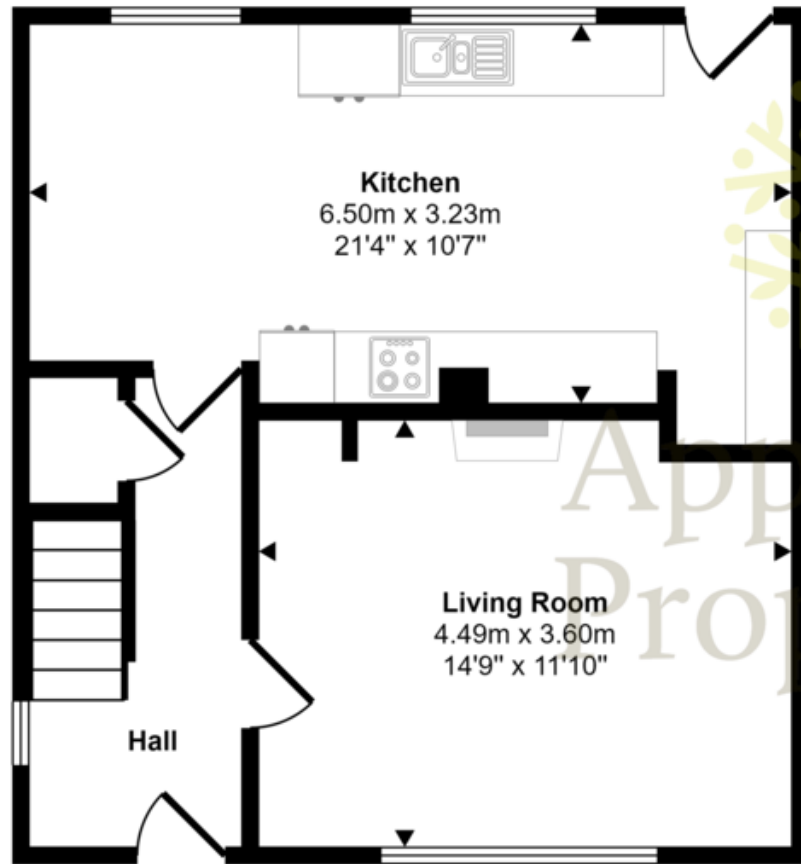
MATERIAL INFORMATION: We understand that this property is connected to mains water and drainage, mains electricity and gas.

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

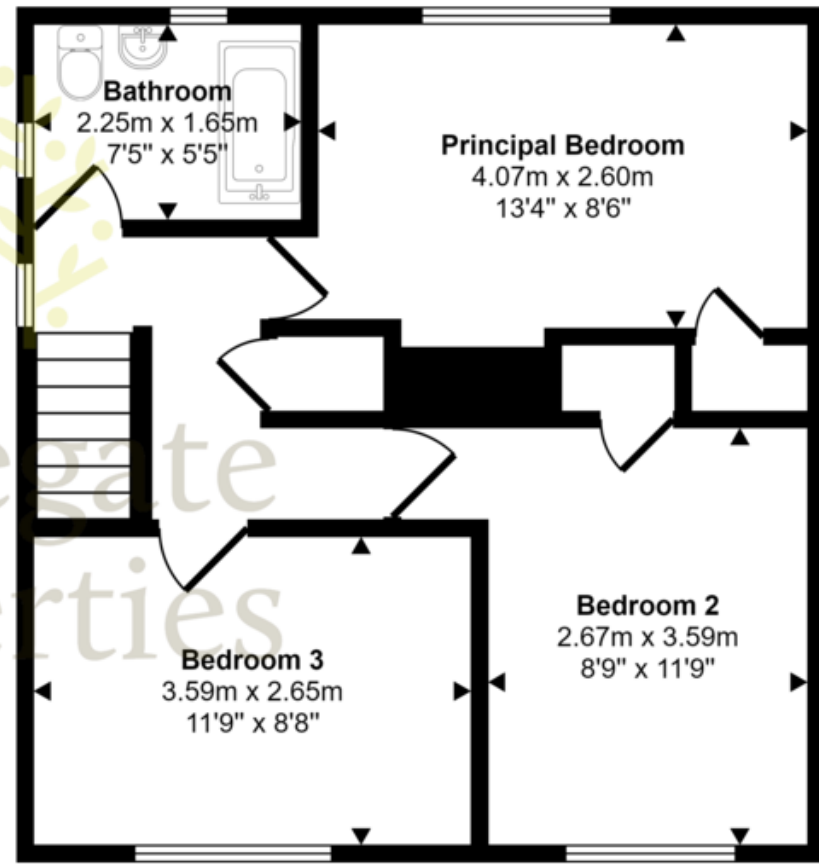




Approx Gross Internal Area
90 sq m / 968 sq ft



Ground Floor
Approx 45 sq m / 483 sq ft



First Floor
Approx 45 sq m / 485 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		82 B
69-80	C		
55-68	D	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.

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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 – 1.00pm

Sunday - CLOSED