



Applegate  
Properties



- End stone cottage
- Two bedrooms
- Characterful interior
- Semi rural position

**Mill Moor Road, Meltham, Holmfirth, HD9 5LW**

**Offers over: £255,000**

A characterful end stone two bedroom cottage in enviable semi-rural position with enclosed garden and nearby further plot with parking, detached office pod/workshop and outbuildings set to the fringes of this popular village.





## PROPERTY DESCRIPTION

Affording well presented and charming accommodation which may well suit a variety of potential buyers including the first time buyer or indeed down-sizer is this most attractive stone end cottage.

Being ideally positioned on the edge of open countryside with stunning walks on the doorstep yet only a short distance from an array of shops and village amenities, this delightful property includes gas central heating and briefly comprising: Entrance Porch, spacious yet cosy Living Room with feature log burning stove and fitted kitchen with door to rear. To the first floor are two good sized bedrooms and Bathroom furnished with a three piece white suite.

Externally, the property enjoys an enclosed rear garden, being mainly laid to lawn with dry stone walled boundary. In addition, the property benefits from a further plot located beyond the end of the row which includes generous parking, further outbuildings and a purpose built, modern office pod/garden room with power and lighting currently used as a workshop but affording a host of potential uses (subject to relevant permissions).

EPC: D

Tenure: Freehold

Council Tax: B

Material Information: we are advised that the property has mains gas, electricity, water and drainage.

**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.









Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B		
69-80	C		
55-68	D	59 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

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