



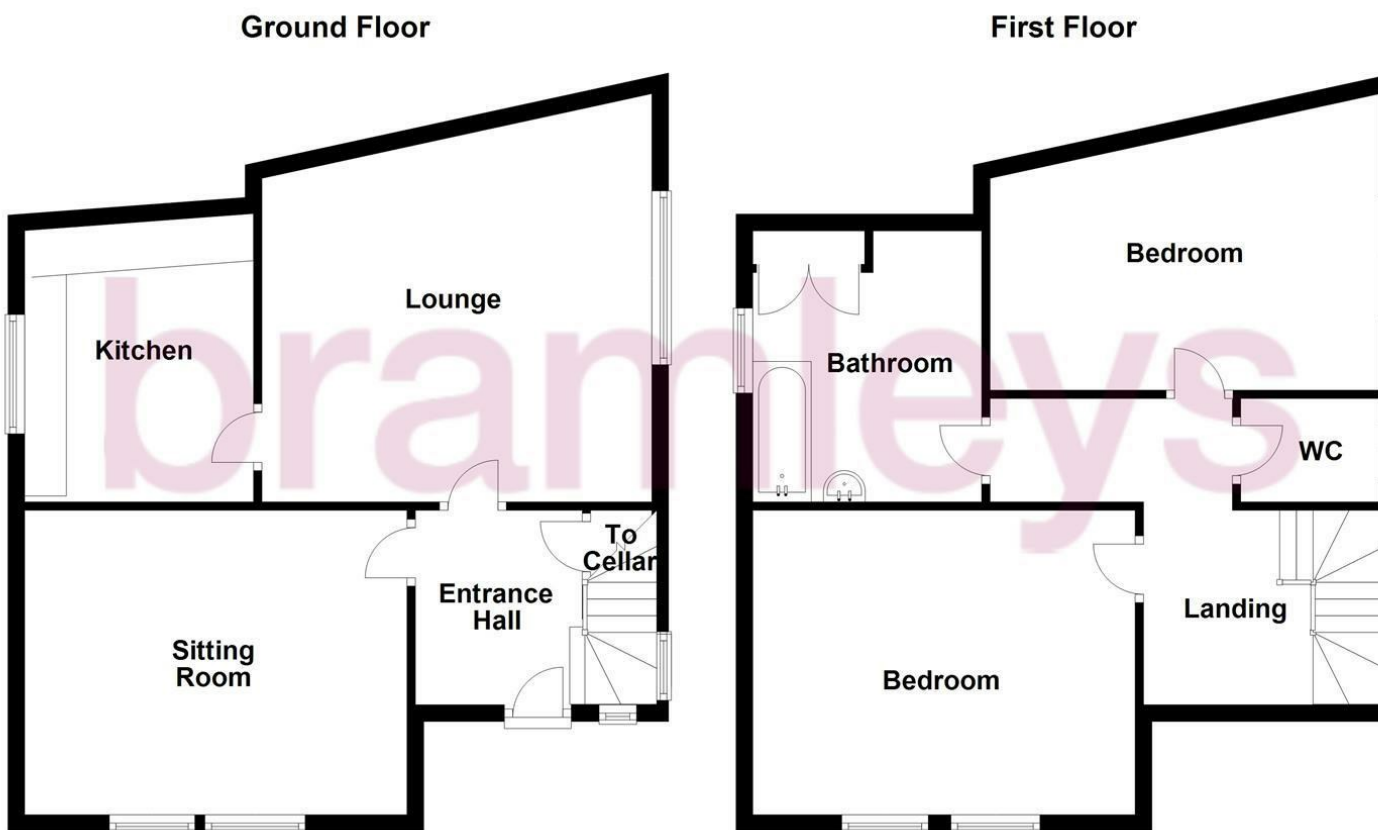
3 Greens End Road, Meltham, Holmfirth, HD9 5NW  
£175,000

**bramleys**

NO UPPER CHAIN

Situated in the centre of Meltham village, is this well proportioned 2 bedroom end terraced property. Offering potential to create a superb first home or holiday let, the property provides 2 good sized reception rooms, kitchen, a lower ground floor cellar, first floor landing, 2 bedrooms, separate WC and bathroom. Requiring some modernisation and improvement works, the property is located within walking distance of the amenities within Meltham centre, as well as being a short drive from the villages of Honley, Slaithwaite and Netherton, as well as Holmfirth town centre.

Energy Rating: E



## GROUND FLOOR:

Enter the property through an external door into:-

### Entrance Hall

Fitted with a central heating radiator and providing access into the lounge.

### Lounge

16'0" x 15'5" (4.9m x 4.7m)

With a gas fire set into a tiled fireplace. There is also a central heating radiator and window to the side elevation.

### Sitting Room

11'10" x 14'10" (3.62m x 4.53m)

Fitted with a central heating radiator, ceiling coving and window to the front of the property.

### Kitchen

10'2" x 8'11" (3.1m x 2.73m)

With a stainless steel sink unit, wood grain effect wall and base units, tiled splashbacks, a central heating radiator and window. There is a built in electric oven, 4 ring gas hob, overhead extractor fan, space for a washing machine, undercounter fridge

## LOWER GROUND FLOOR:

Cellars provide additional storage.

## FIRST FLOOR:

### Landing

### Bedroom 1

11'10" x 14'10" (3.62m x 4.53m)

With a central heating radiator and feature windows to the front elevation.

### Bedroom 2

11'9" max x 15'5" (3.6m max x 4.7m)

With a central heating radiator and window to the side elevation.

### Separate WC

Furnished with a white coloured low flush WC.

### Bathroom

Furnished with a white suite incorporating a wall mounted wash hand basin and panelled bath. There are built-in cupboards, a central heating radiator and window.

## OUTSIDE:

There is a small garden area to the front and a large flowerbed to the side of the property.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616), proceed to the traffic lights in Lockwood and continue straight ahead into Meltham Road. Proceed along this road, passing through the village of Netherton and on reaching the village of Meltham turn right into Station Street, first left into Greens End Road and the property will be identified by the Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

B

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
 Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	