



Snow Gate™

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3 Bank Buildings

Meltham, Holmfirth, HD9 4BA

A characterful three bedroom cottage tucked away a short walk from the heart of the village in a woodland setting. The accommodation is over three floors with a basement utility room. It briefly comprises entrance hallway, kitchen, lounge, two first floor bedrooms and a bathroom. Large loft master bedroom open to the eaves. Lovely woodland views and stone outbuilding storage. NO VENDOR CHAIN. Ideal for a first time buyer or investment opportunity.

£170,000

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- THREE BEDROOM CHARACTER COTTAGE
- SOLID FUEL STOVE AND GAS CENTRAL HEATING
- CONTEMPORARY BATHROOM AND KITCHEN
- GRADE II LISTED
- LOVELY WOODLAND SETTING AND VIEWS
- NO VENDOR CHAIN

Entrance

Kitchen

9'9" x 5'6" (2.97m x 1.68m)

Lounge

17'2" x 13'3" (5.23m x 4.04m)

Utility

12'7" x 4'7" (3.84m x 1.40m)

First Floor Landing

Bedroom 2

11'3" x 10'4" (3.43m x 3.15m)

Bedroom 3

10'1" x 7'7" (3.07m x 2.31m)

Bathroom

7'8" x 5'8" (2.34m x 1.73m)

Loft Master Bedroom

19'5" x 16'2" (5.92m x 4.93m)

Outside

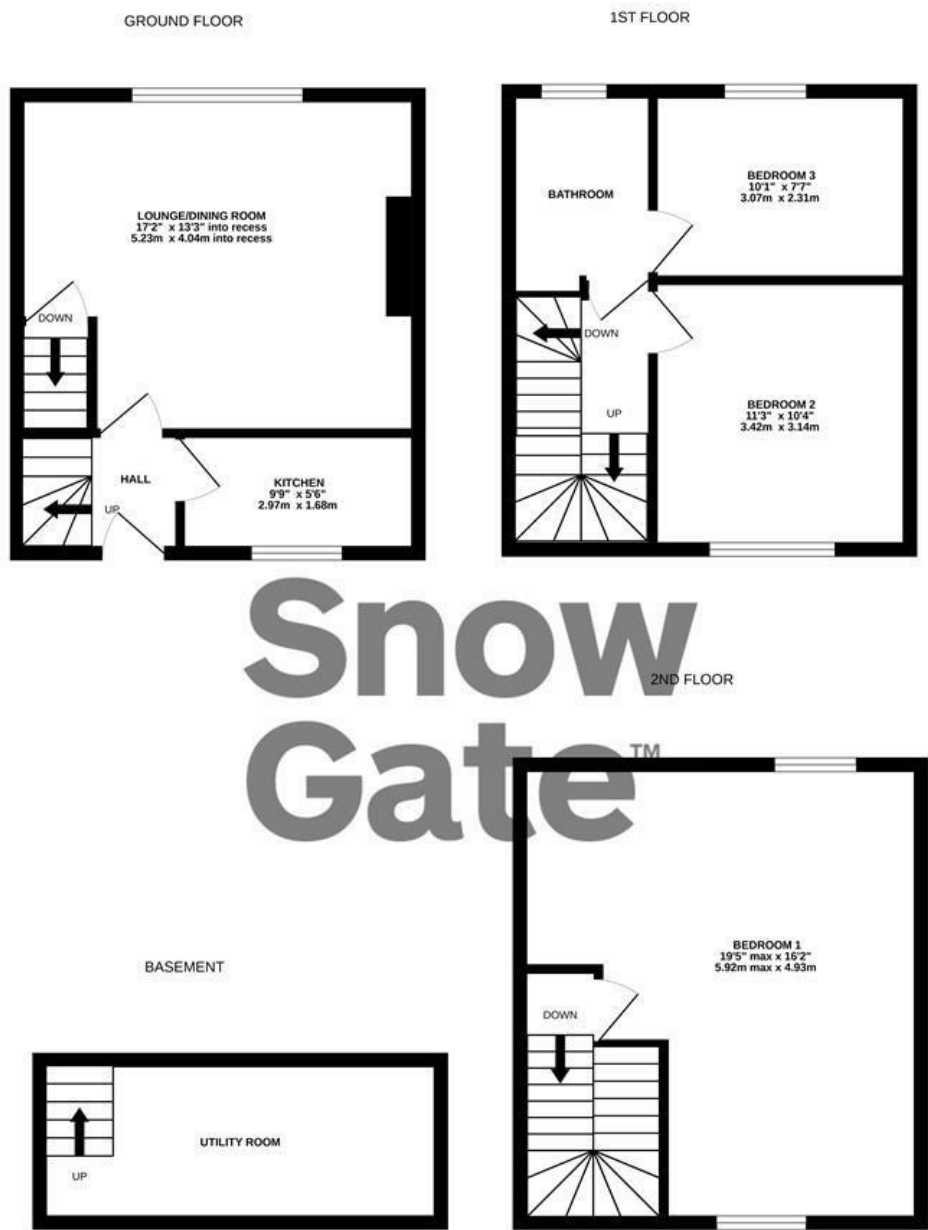


Directions

From the centre of Meltham head towards Holmfirth passed the Meltham C of E Primary School. Take a left onto Mill Bank Road where the property can be located on the right hand side.

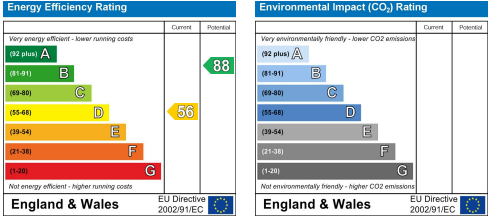


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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