



Snow Gate™

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10 Meltham Road

Honley, Holmfirth, HD9 6HZ

A fantastic opportunity to purchase this three bedroom semi detached family home which is now ready for a programme of modernisation/improvement. Available with no vendor chain the property is located in the heart of this vibrant village just a short walk from all the local amenities. Briefly comprises hallway, kitchen, through lounge/dining room. Three first floor bedrooms and a bathroom. Front and rear gardens, side drive and detached garage with inspection pit. Gas central heating and double glazing.

O.I.R.O £180,000

10 Meltham Road
Honley, Holmfirth, HD9 6HZ



- THREE BEDROOM SEMI DETACHED FAMILY HOME
- SET BACK AND ABOVE THE ROAD WITH FRONT AND REAR GARDENS
- CENTRE VILLAGE LOCATION A SHORT WALK FROM THE LOCAL AMENITIES
- SIDE DRIVEWAY AND DETACHED GARAGE
- READY FOR A PROGRAMME OF MODERNISATION
- NO VENDOR CHAIN

Entrance Hallway 11'4" x 5'11" (3.45m x 1.80m)	Bathroom 	Detached Garage 19'10" x 10'3" (6.05m x 3.12m)
Kitchen 11'7" x 6'11" (3.53m x 2.11m)	Front Bedroom 12'0" x 11'4" (3.66m x 3.45m)	Gardens
Through Lounge/Dining Room 23'7" x 11'7" (7.19m x 3.53m)	Rear Bedroom 11'11" x 10'2" (3.63m x 3.10m)	
First Floor Landing 	Bedroom 3 7'8" x 7'0" (2.34m x 2.13m)	



Directions

From the centre of Honley take a left at the roundabout onto Meltham Road where the property can be found on the right hand side just after the Trinity Church/opposite the turning to Bradshaw Road.



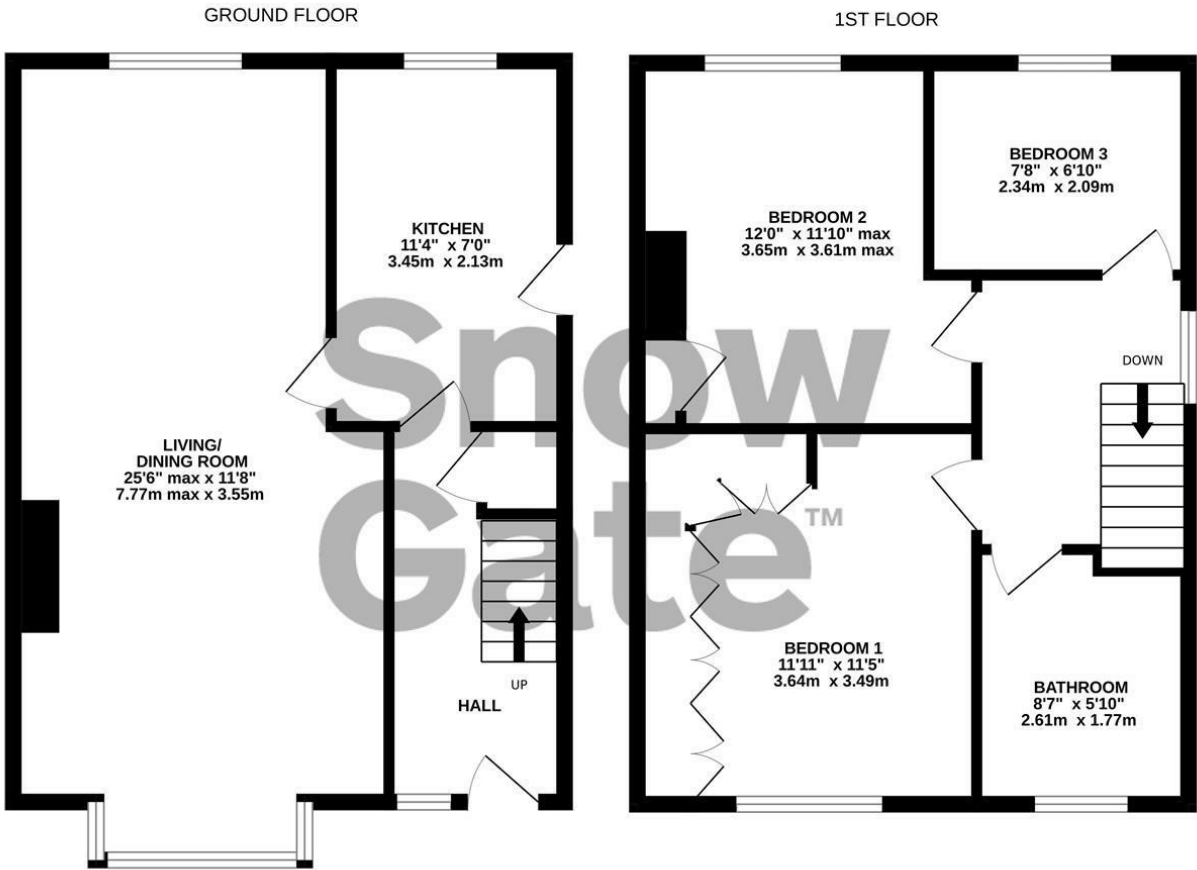
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FOR SALE

Contact our Holmfirth Office:
01484 680800

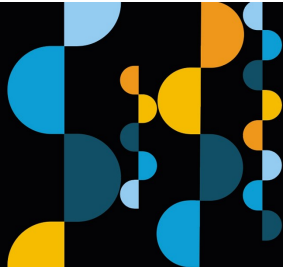
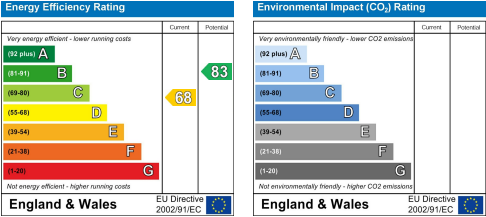
Floor Plan



TOTAL FLOOR AREA : 846sq.ft. (78.6 sq.m.) approx.

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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