



**Heather Road, Meltham Holmfirth HD9 4EY**



**welcome to**

## **Heather Road, Meltham Holmfirth**

AN EXCITING OPPORTUNITY TO PURCHASE THIS SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME, WITH NO UPPER CHAIN. THE PROPERTY IS IN NEED OF REFURBISHMENT, HOWEVER OFFERS SO MUCH POTENTIAL. GOOD SIZE ACCOMMODATION, WITH DRIVEWAY AND DETACHED GARAGE WITHIN A HIGHLY REGARDED DEVELOPMENT.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Summary**

Set in a desirable position is this three bedroom semi detached property located on a corner plot, in need of modernisation. The property is perfectly placed for access to Meltham's amenities and local bus routes, with the added benefit of being located nearby to Meltham golf course and a short drive into Holmfirth village. The property does require

some modernisation and briefly comprises of entrance Hallway, lounge, dining room and kitchen. With three bedrooms, house bathroom to the first floor. Externally the property is further enhanced by established gardens to both front and rear. To the front of the property is a driveway, providing off road parking and single car garage. To the rear is an enclosed garden,

### **Accommodation Entrance Hallway**

Enter through double glazed door into hallway. Carpeted staircase to first floor. Door access into lounge.

### **Lounge**

14' 8" x 12' 2" ( 4.47m x 3.71m )  
Carpeted spacious lounge, with double glazed boxed bay window to front aspect. Traditional fire surround incorporating coal effect gas fire, with back burner. Sliding doors leading into dining room.

### **Dining Room**

11' 4" x 9' 3" ( 3.45m x 2.82m )  
Located to the rear of the property, is this spacious carpeted dining room with sliding french doors leading onto rear garden. Wall hung gas fire, Radiator.

### **Kitchen**

11' 5" x 8' 7" ( 3.48m x 2.62m )  
Original kitchen, from when the house was built. Comprising of a range of wall and base units. Space for cooker and plumbing for washing machine. Useful storage cupboard. Door access into hallway.

### **First Floor Bedroom One**





14' 5" x 11' max ( 4.39m x 3.35m max )

Carpeted double bedroom, Bay window to front aspect. Built in wardrobes. Radiator

### Bedroom Two

11' 5" x 11' 1" into recess ( 3.48m x 3.38m into recess )

Carpeted double bedroom, double glazed window to rear. Storage for cylinder tank. Giving loft access.

### Bedroom Three

8' 9" x 7' ( 2.67m x 2.13m )

Carpeted bedroom, with double glazed window to front aspect.

### External

To the front of the property is a driveway leading to garage. There is also a pleasant garden to the front. The corner plot has further gardens to the side and the property is further enhanced with an enclosed fence and shrub lined rear garden.

### Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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## **Heather Road, Meltham Holmfirth**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- \*\*\*NO UPPER CHAIN\*\*\*
- Semi Detached Home on Corner Plot

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

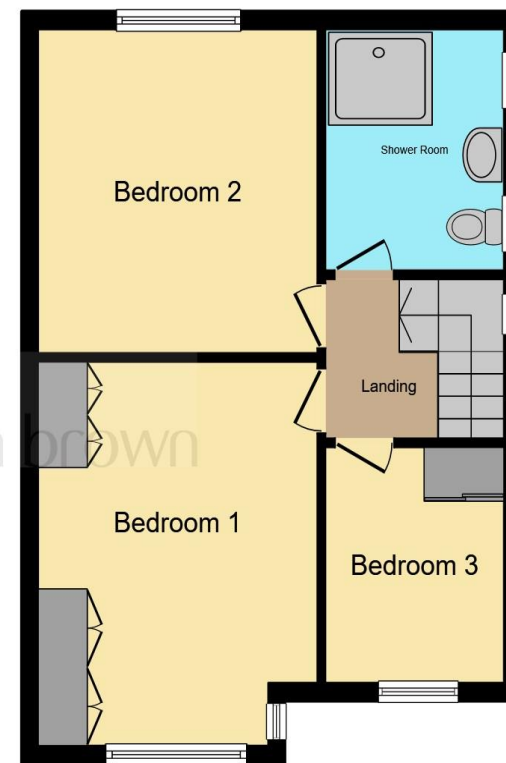
**£200,000**

### **directions to this property:**

Leave Holmfirth via Greenfield Road, and proceed up to the Ford Inn, turn right into Thick Hollins Road, follow this road down and take the first turning left into Netherthong Road. Follow the road down to the junction and turn left again and continue into on the main road, just before the fire station, take the left turning into Tinker Lane and immediately left again into Heather Road. Follow the road round where the property can be found on the right hand side.



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
HMF108260 - 0003

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