



**Station Street, Meltham Holmfirth HD9 5NX**

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## **Station Street, Meltham Holmfirth**

IMMACULATELY PRESENTED SEMI DETACHED RESIDENCE BOASTING THREE BEDROOM ACCOMMODATION WITH OFF STREET PARKING AND GARDEN CENTRALLY LOCATED IN THE POPULAR VILLAGE OF MELTHAM

### **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**

Centrally located in the sought after village of Meltham is this beautifully presented traditional semi detached property. Available in move in condition and with no vendor chain the property briefly comprises: entrance hall, living room, dining kitchen, three first floor bedrooms, principle bedroom with en suite facilities, and a shower room.

Externally the property is further enhanced by gardens to front and rear and off street parking. With local amenities, such as shops, supermarket and well regarded schooling in close proximity the property also sits ideally for the fabulous countryside and has ease of access to major arterial routes for commuting.

### **Accommodation Entrance Hall**

Having a tiled floor covering and staircase ascending to the first floor.

### **Living Room**

10' 10" x 11' ( 3.30m x 3.35m )

An attractively presented room with ceiling rose, central heating radiator and double glazed window to front aspect.

### **Dining Room**

13' 10" x 12' 3" ( 4.22m x 3.73m )

The perfect room be it for entertaining or simply getting the family together there is a modern range of wall, and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. Appliances include the stainless steel gas hob with extractor hood, electric oven, integral fridge freezer and integral dishwasher whilst there is plumbing for a washing machine. The room is complemented by the tiled surrounds and floor covering and has a central heating radiator, understairs storage and houses the central heating boiler. A door also leads to the rear of the property.

### **Cellar**

Ideal for additional storage.

### **First Floor Bedroom One**





11' 7" x 11' ( 3.53m x 3.35m )

This double room has a central heating radiator and is double glazed to front aspect.

### **En Suite**

Modern white low flush w/c and hand washbasin with tiled surrounds.

### **Bedroom Two**

7' 6" x 7' 9" ( 2.29m x 2.36m )

The second bedroom has a central heating radiator and is double glazed to rear aspect.

### **Bedroom Three**

6' 1" x 6' 3" ( 1.85m x 1.91m )

Again having a central heating radiator and being double glazed to rear aspect.

### **Shower Room**

Fitted in a contemporary style with white low flush w/c and pedestal hand washbasin with quadrant shower cubicle. There are tiled walls and floor covering along with a chrome effect heated rail ladder and an extractor fan.

### **External**

To the front of the property is a laid to lawn area and a variety of plants and shrubs whilst to the rear there is gated access to an off street parking area and a lawned area.



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## **Station Street, Meltham Holmfirth**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached House
- Three Bedroom Accommodation

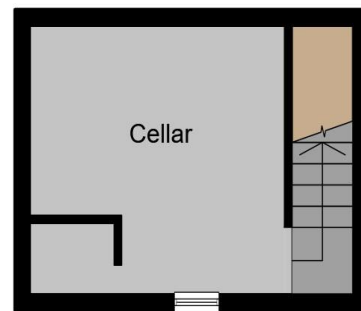
Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£125,000**

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

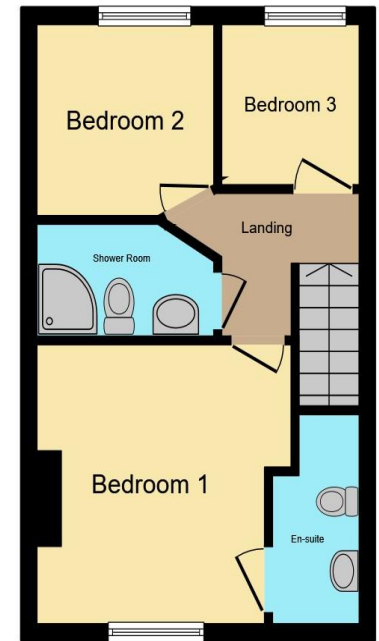
Leave Holmfirth via Victoria Street and at the traffic lights turn left on to Woodhead Road. Bear Right on to the A635 Greenhead Road and then right on to Thick Hollins Road. Turn left on to Netherthong Road. Turn left on to Holmfirth Road which leads on to Station Street where the property can be located on the left hand side.



**Cellar**



**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:  
HMF108409 - 0003

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