



cornerstone  
ESTATE AGENTS

Towngate Fold  
Meltham, Holmfirth



## Towngate Fold Meltham, Holmfirth

£200,000

CORNERSTONE ESTATE AGENTS ARE DELIGHTED TO PRESENT THIS BEAUTIFULLY PRESENTED TWO-BEDROOM PERIOD MID-TERRACED PROPERTY, COMPLETE WITH ALLOCATED PARKING, LOCATED WITHIN A HIGHLY SOUGHT-AFTER DEVELOPMENT JUST A SHORT DISTANCE FROM THE TOWN CENTRE.

This charming home boasts a well-designed layout, beginning with a welcoming entrance hall that features a spacious front hallway and a convenient storage cupboard. The ground floor offers a bright and airy open-plan living and kitchen area, complete with a stylish fitted kitchen, integrated oven, and gas hob, perfect for both everyday living and entertaining.

Ascending to the first floor, you will find two generously sized double bedrooms and a modern family bathroom. Externally, the property enjoys a spacious front garden, providing an inviting outdoor space.

Positioned in an enviable location, this home is just a short stroll from the heart of Meltham, offering excellent access to a range of local amenities, shops, cafés, and highly regarded schools. With its blend of period charm, modern convenience, and a desirable setting, this property is an ideal choice for families, professionals, and investors alike.



## ADDITIONAL INFORMATION

Council Tax:B

Tenure:

Parking:On Road Parking

## UTILITIES

Electric:TBC

Gas:TBC

Water:TBC

Heating:TBC

Broadband:Full Fibre Broadband

Mobile Coverage: 4G check with your provider

## AGENT NOTES

1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

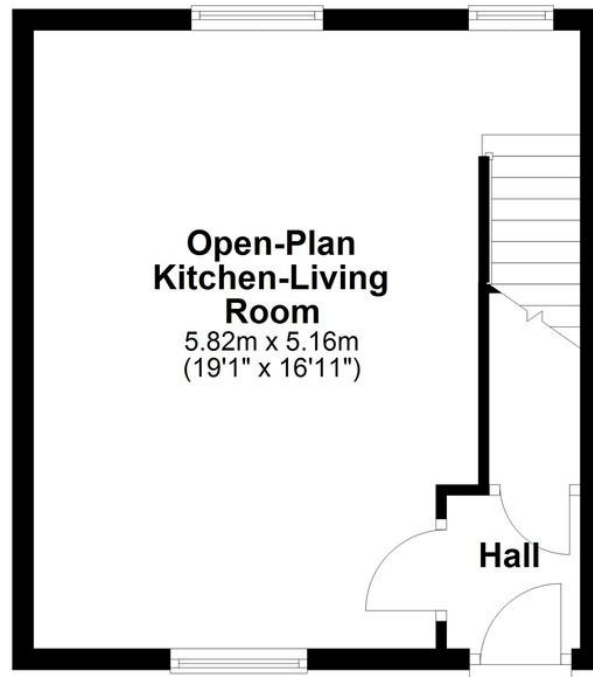






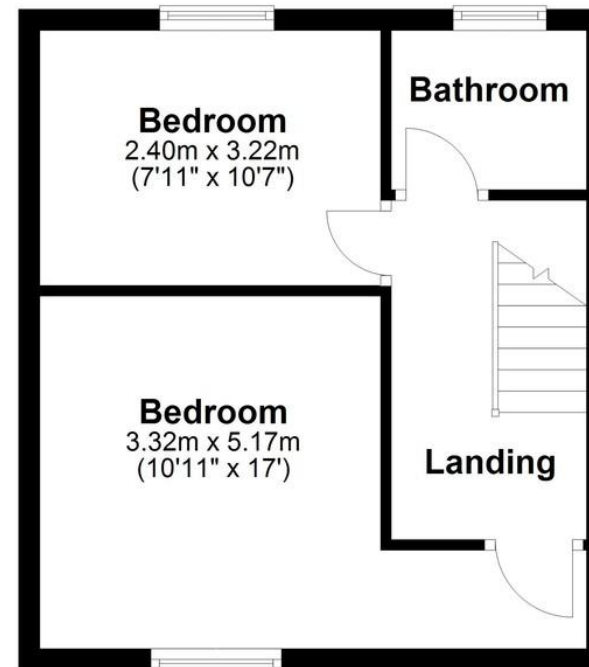
### Ground Floor

Approx. 30.2 sq. metres (324.7 sq. feet)



### First Floor

Approx. 30.0 sq. metres (323.2 sq. feet)



Total area: approx. 60.2 sq. metres (647.8 sq. feet)