



Applegate  
Properties



- Attractive stone cottage
- Two bedrooms
- Characterful yet modernised
- Close to popular village

**Thick Hollins, Meltham, Holmfirth, HD9 4DQ**

**£625pcm**

A characterful yet modernised two bedroom Grade II Listed mid cottage with paved frontage close to popular Meltham village.





## PROPERTY DESCRIPTION

\*\*\* PLEASE SEND AN ONLINE ENQUIRY THROUGH IN THE FIRST INSTANCE, WE WILL THEN REPLY WITH PRELIMINARY QUESTIONS TO BE COMPLETED, ONLY VIEWINGS FOR SUITABLE APPLICANTS WILL BE ARRANGED \*\*\*

Affording well presented and characterful accommodation which includes exposed ceiling beams and stone mullions alongside contemporary fittings to kitchen and bathroom is this attractive stone cottage. Occupying a pleasant tucked away position yet only a short distance from the varied and popular amenities of Meltham village, the two bedroom accommodation includes gas central heating and comprises: Entrance to Living Room with feature fireplace, ceiling beams and window seat, fully fitted Breakfast Kitchen with integrated appliances and pantry store. To the First Floor are two bedrooms and Bathroom furnished with a modern three piece white suite with over bath shower and screen.

EPC : D  
Council Tax Band A

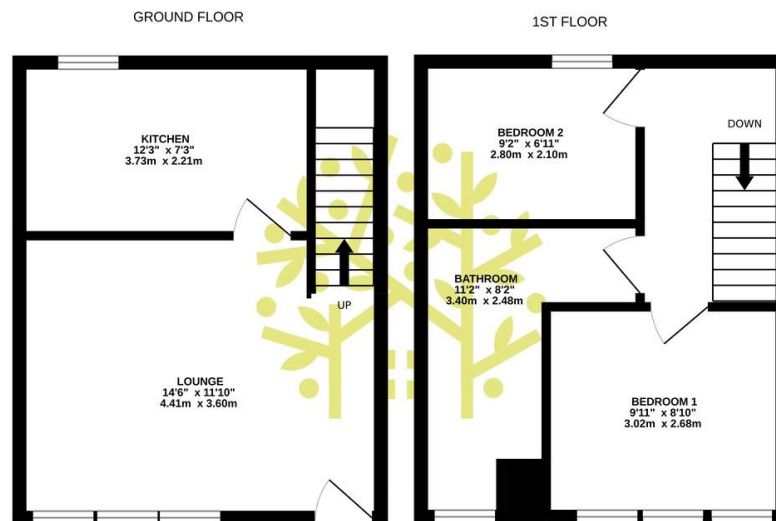
Rent - £625 pcm  
Bond - £721  
Holding deposit - £144

Please note before your referencing can be approved a holding fee equivalent to one weeks' worth of the monthly rent must be paid.

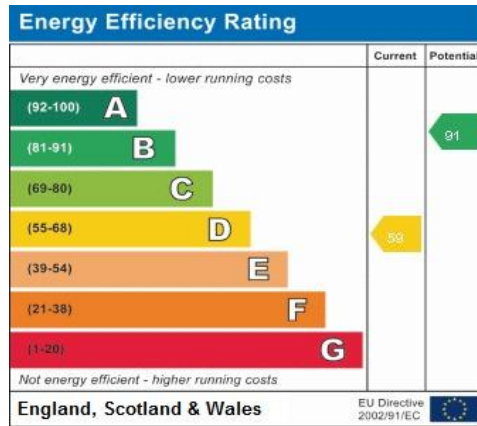


- (1) Right to Rent legislation - we will require certain identification documentation from prospective tenants during the referencing process which may require your co-operation
- (2) The property particulars do not constitute part or all of an offer or contract
- (3) The text, photographs and floor plans are for guidance only and should not be relied upon. Dimensions should be verified by yourself if require these to be accurate
- (4) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded, and other items that may affect you
- (5) The condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with any relevant documents before signing these





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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Address:  
Thick Hollins, 21 MLeu

### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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### Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

### Copyright

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### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday – CLOSED