Snow Gate™

Estate agency done properly

31 Wessenden Head Road

Meltham, Holmfirth, HD9 4ET

A really sweet three bedroom mid terrace cottage tucked away in the heart of Meltham with a private rear garden and shared front grassy courtyard. The accommodation is over three floors with a kitchen, cellar/larder with stone floor and table, lounge with multi fuel stove, two kingsize bedrooms, a single bedroom/home office and family bathroom. Private rear paved garden and communal front courtyard. Gas central heating and double glazing.
NO VENDOR CHAIN.

£155,000

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- LARGER THAN EXPECTED THREE BEDROOM COTTAGE
- PRIVATE TUCKED AWAY COURTYARD POSITION
- SPACIOUS LOUNGE WITH MULTI FUEL STOVE
- TWO KINGSIZE BEDROOMS AND CONTEMPORARY BATHROOM
- PRIVATE REAR GARDEN AND COMMUNAL GRASSY FRONT COURTYARD
- NO VENDOR CHAIN

Entrance

Kitchen

12'3" x 6'3" (3.73m x 1.91m)

Cellar

12'11" x 12'2" (3.94m x 3.71m)

Lounge

12'10" x 12'6" (3.91m x 3.81m)

First Floor Landing

Family Bathroom

6'6" x 5'7" (1.98m x 1.70m)

Master Bedroom

12'6" x 10'3" (3.81m x 3.12m)

Bedroom 3

6'7" x 6'4" (2.01m x 1.93m)

Loft Bedroom

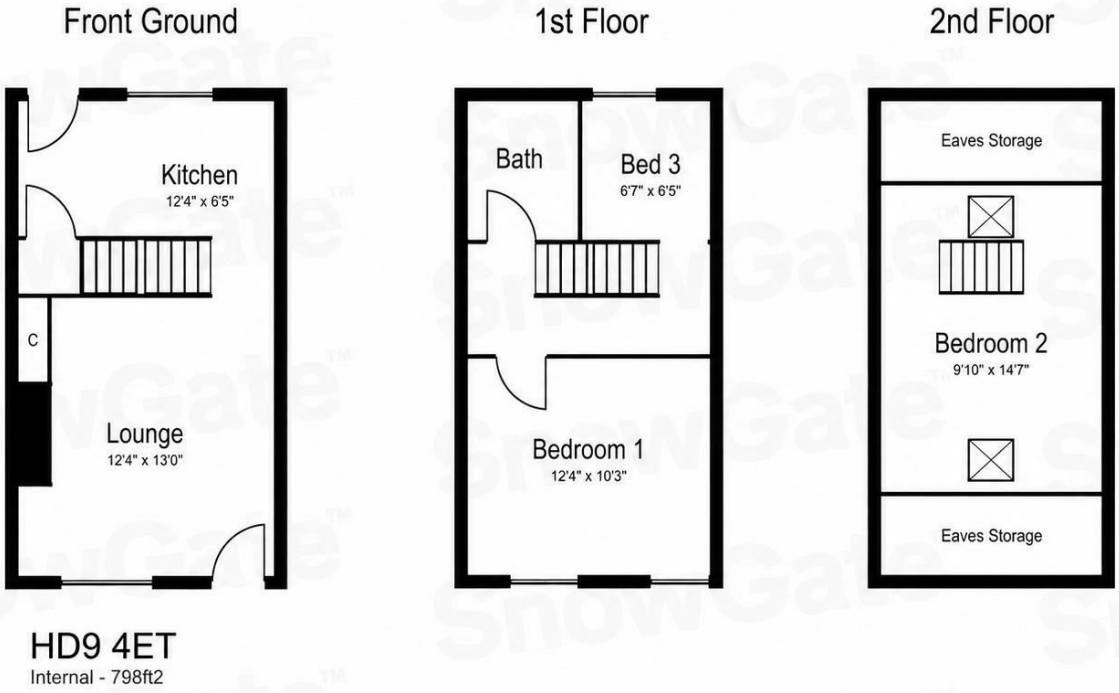
14'6" x 12'4" (4.42m x 3.76m)

Rear Garden

Directions

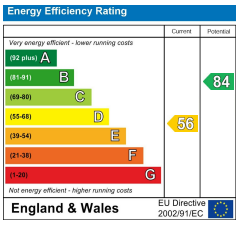
WASH
YOUR
hands
YOU
FILTHY
ANIMAL

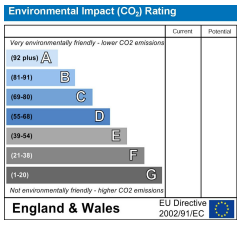
Floor Plan



HD9 4ET
Internal - 798ft2

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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