



# Snow Gate™

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## 11 Deer Hill Court

Off Red Lane, Meltham, HD9 5LX

A great opportunity to purchase this spacious two bedroom apartment on the ground floor with balcony. An ideal home or investment the apartment is available with no vendor chain and has gas central heating and double glazing. Briefly comprises entrance hallway, open plan lounge and kitchen with integral appliances, two bedrooms and bathroom with both bath and separate shower. Private and visitor parking.

£125,000

# 11 Deer Hill Court

Off Red Lane, Meltham, HD9 5LX



- TWO BEDROOM GROUND FLOOR APARTMENT WITH BALCONY
- COMMUNAL GARDENS, PRIVATE AND VISITOR PARKING
- LOW DENSITY PURPOSE BUILT APARTMENT DEVELOPMENT
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- SPACIOUS OPEN PLAN LOUNGE AND KITCHEN
- NO VENDOR CHAIN

## Entrance

## Bathroom

8'8" x 5'7" (2.64m x 1.70m)

## Master Bedroom

12'11" x 12'10" (3.94m x 3.91m)

## Bedroom 2

9'8" x 6'7" (2.95m x 2.01m)

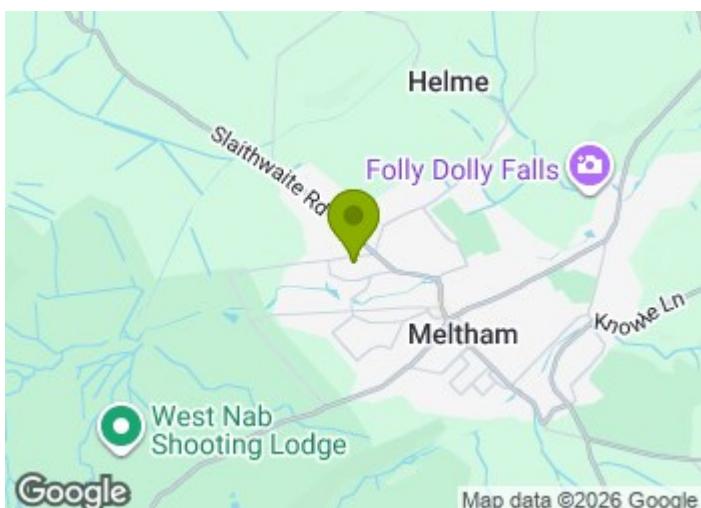
## Lounge

18'9" x 10'3" (5.72m x 3.12m)

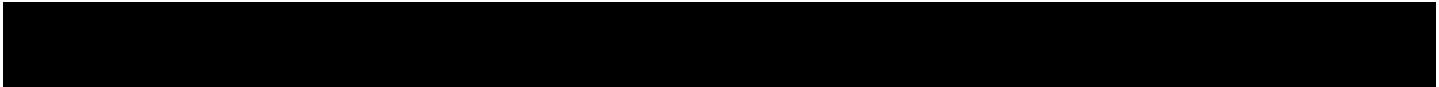
## Kitchen

8'1" x 6'8" (2.46m x 2.03m)

## Grounds and parking



## Directions



## Floor Plan

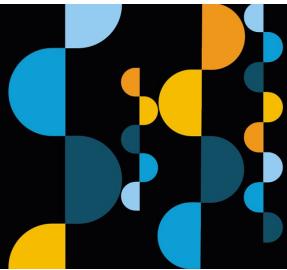


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Projected	Current
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	76	76	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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(55-68) <b>D</b>			(55-68) <b>D</b>
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