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42 Station Street

Meltham, Holmfirth, HD9 5QP

A beautiful four double bedroom semi detached period cottage tucked away in the heart of this sought after village with front and rear gardens, off road parking and detached garage. The property has undergone a partial renovation with modern fixtures and fittings and a plethora of period features including mullion windows, exposed walls and beams. The spacious accommodation includes porch, lounge, family/dining room, rear hallway, utility space and farmhouse style dining kitchen. To the first floor are four double bedrooms, master with ensuite and family bathroom.

O.I.R.O £400,000

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- FOUR BEDROOM SEMI DETACHED PERIOD COTTAGE
- FOUR DOUBLE BEDROOMS AND TWO RECEPTION ROOMS
- MULLION WINDOWS, EXPOSED BRICK WALLS AND BEAMS
- PRIVATE CENTRAL VILLAGE LOCATION CLOSE TO LOCAL AMENITIES
- PARTIALLY RENOVATED WITH DAMP PROOF COURSE, WINDOWS AND ELECTRICS UPGRADED
- FRONT AND REAR GARDENS, DETACHED GARAGE AND OFF ROAD PARKING

General

Entrance

Rear Lobby
7'7" x 5'7" (2.31m x 1.70m)

Entrance Porch
4'6" x 3'11" (1.37m x 1.19m)

Dining/Family Room
12'1" x 12'0" (3.68m x 3.66m)

Utility Space
5'0" x 3'2" (1.52m x 0.97m)

Lounge
20'0" x 11'6" (6.10m x 3.51m)

Dining Farmhouse Kitchen
19'10" x 11'7" (6.05m x 3.53m)

First Floor Landing

Master Bedroom
14'8" x 12'0" (4.47m x 3.66m)

Ensuite
12'1" x 6'8" (3.68m x 2.03m)

Bedroom 2
16'2" x 10'0" (4.93m x 3.05m)

Bedroom 3
12'2" x 10'0" (3.71m x 3.05m)

Bedroom 4
10'3" x 8'3" (3.12m x 2.51m)

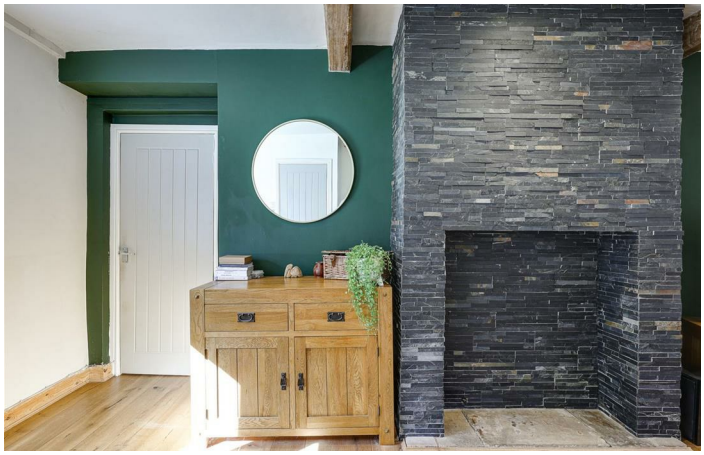
Family Bathroom
9'0" x 7'4" (2.74m x 2.24m)

Front and Rear Gardens

Off Road Parking and Garage
20'7" x 15'2" (6.27m x 4.62m)

Directions

[redacted]



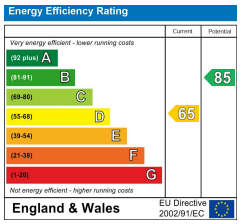
Floor Plan

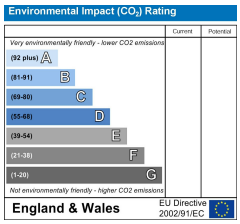
Station Street, Meltham, Holmfirth, HD9 5QP

Total Area: 146.9 m² ... 1581 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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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