



Applegate
Properties



- Stone semi detached
- Conservatory extension
- Pleasant enclosed gardens
- Popular side road position

The Hollow, Meltham, Holmfirth, HD9 5LA

Guide Price £120,000-£130,000

An attractive stone semi detached cottage with generous garden in pleasant tucked away position close to popular Meltham vill age.



PROPERTY DESCRIPTION

Affording well maintained accommodation which includes a conservatory extension to the side is this attractive stone semi detached cottage. Being ideally placed within this popular side road position close the popular village amenities of Meltham, local schooling and nearby countryside, this delightful property may suit the needs of a variety of buyers including the first time buyer, down sizer or those looking to buy to let. Having UPVC double glazing and gas central heating the accommodation briefly comprises: Entrance to kitchen being fitted with a range of units, access to useful storage cellar with power and lighting and open arch with stairs to first floor and leading to a good sized living room with feature living flame gas fire set within a marble hearth and surround and double glazed French doors leading onto a decked outside balcony overlooking rear garden and superb conservatory extension having tiled flooring, double radiator and French doors to garden. To the first floor are a master bedroom with fitted wardrobes and a second single bedroom/study, both having 'Jack and Jill' access to a generous bathroom furnished with a three piece suite with tiled flooring and useful airing cupboard.

Externally, the property has a pleasant enclosed garden with gated access which extends to both the side and rear having lawned and paved areas, useful stone outhouse store and decked gazebo seating area with steps leading down to a lawned rear garden area with well stocked borders providing a good degree of privacy.

No Vendor Chain.

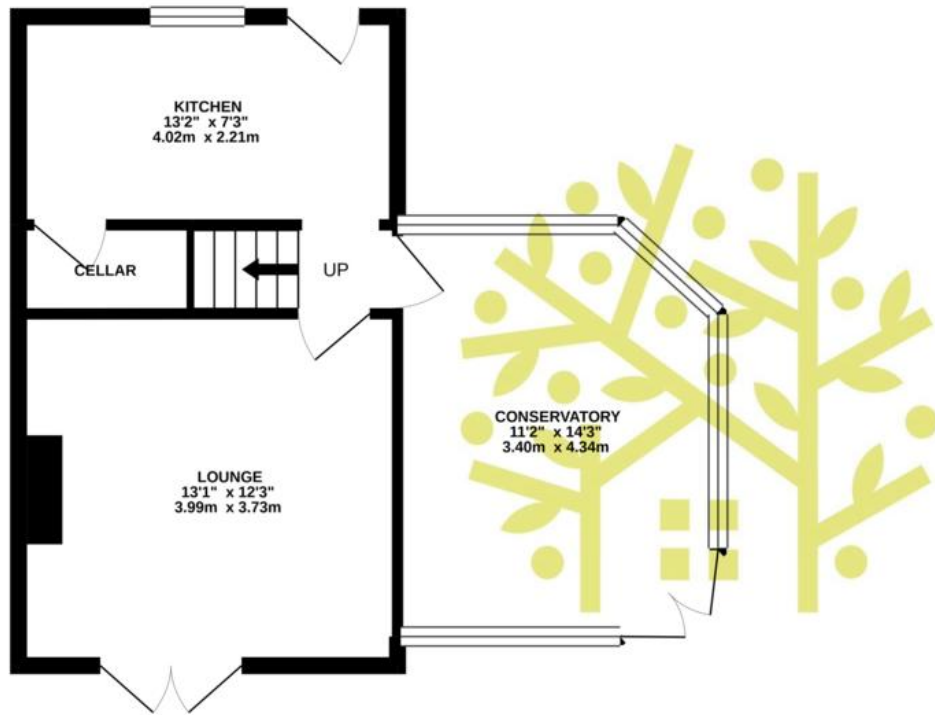
Agents Note: we are advised that a neighbouring property may have the use of and access to a stone outhouse store to the side garden.



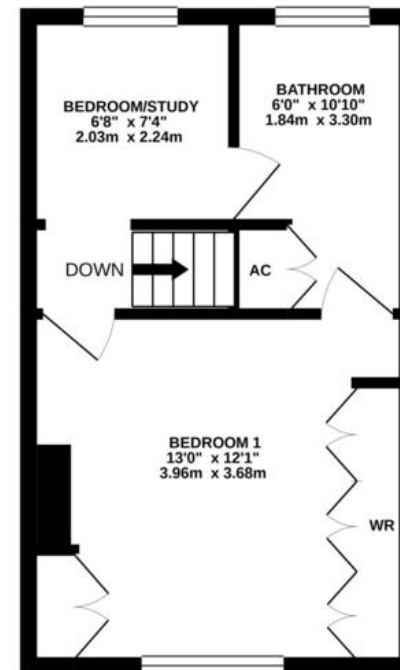
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GROUND FLOOR



1ST FLOOR



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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EPC TO FOLLOW

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.

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Office Opening Hours

Monday – Friday 9.00am – 5.30pm

Saturday – 9.00am – 4.00pm

Saturday – 4.00pm – 5.30pm (reception team)

Sunday – 9.00am – 5.30pm (reception team)

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