



Applegate  
Properties



- End Terrace
- Arranged over four floors
- Three beds plus attic space
- Generous gardens

**Meltham Road, Huddersfield, HD4 7BG**

**Guide Price £190,000 - £200,000**

A most spacious semi detached affording versatile accommodation arranged over four floors including three bedrooms plus attic room, and offering excellent further potential with generous gardens and driveway.



## PROPERTY DESCRIPTION

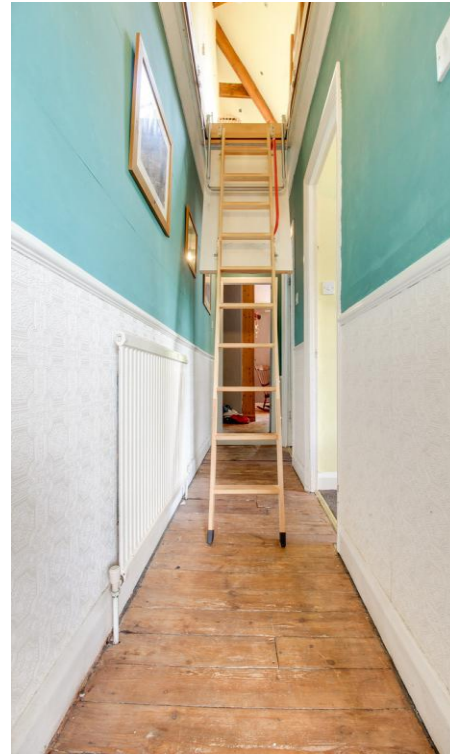
Affording deceptively spacious accommodation arranged over four floors is this bay fronted semi detached. Having versatile three bedroom accommodation with further attic and basement space offering further potential the property may well suit the needs of the family buyer. Having far reaching views to the rear and being ideally located for easy access to both Huddersfield and the Holme valley, the accommodation briefly comprises: Side Entrance Lobby with attractive composite style door, Living Room with feature log burning stove in exposed brick surround and walk-in bay window, Dining Room, Fitted Kitchen with tiled flooring and views over garden and beyond. Basement Level with Office/Snug, Games Room and Utility/Store with rear access to garden.

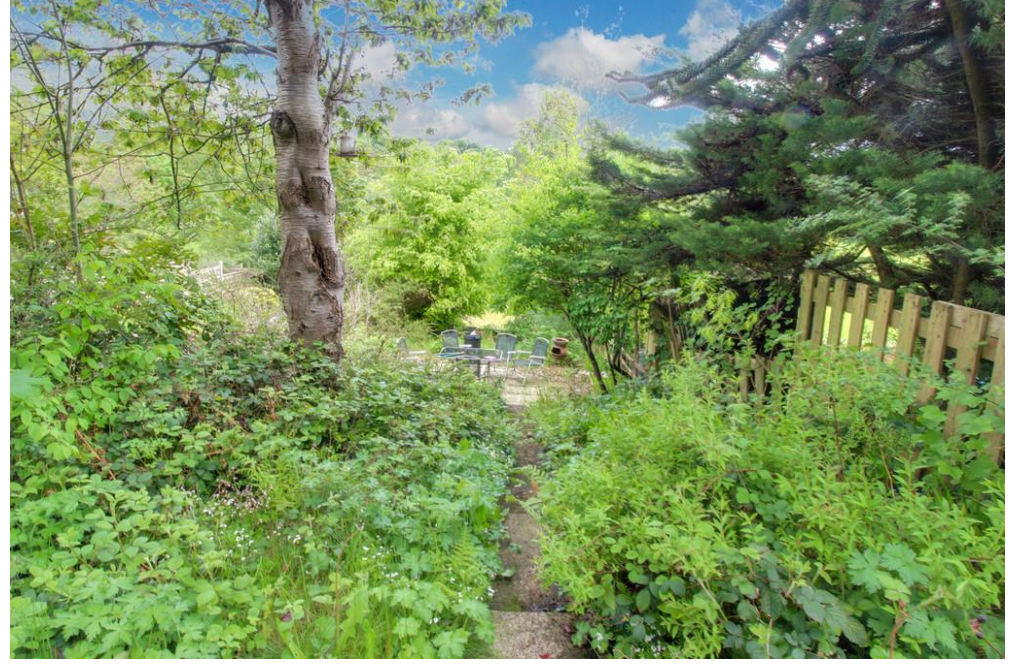
First Floor: landing with ladder access to spacious fully boarded loft space with Velux style window and eaves storage, Three Bedrooms and Bathroom furnished with a modern three piece white suite with over bath shower. Externally, the property has extremely generous tiered gardens to the rear with initial patio and sloping lawn leading to a further patio seating area offering an ideal outdoor space from which to enjoy the view.

AGENTS NOTE: Leasehold details TBC.

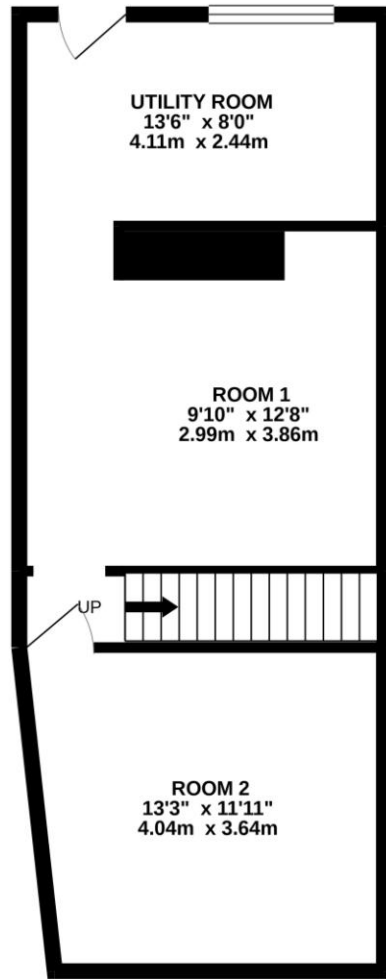
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.



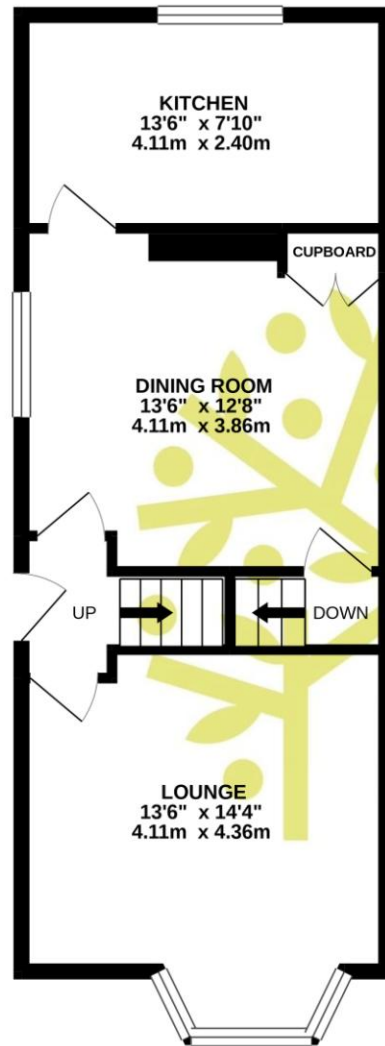




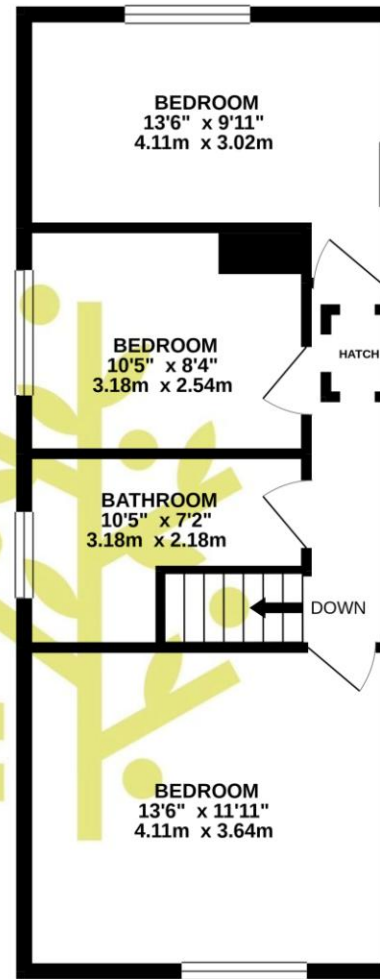
BASEMENT



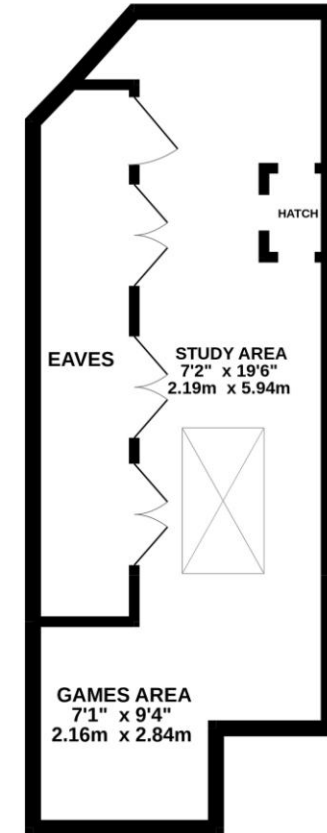
GROUND FLOOR



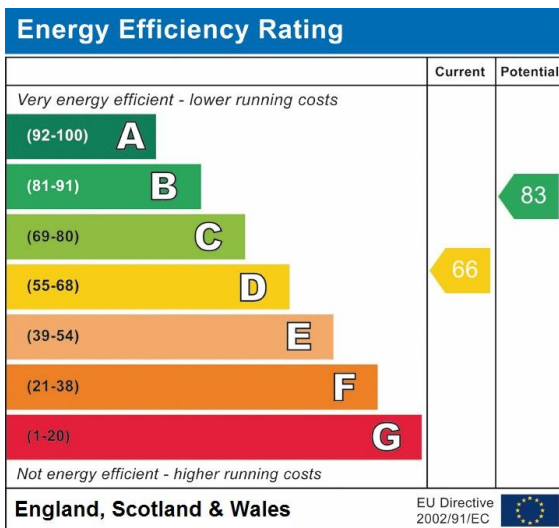
1ST FLOOR



ATTIC SPACE (LADDER ACCESS)



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.  
Made with Metropix ©2021



Address:  
Meltham Road, Huddersfield

### 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.

Copyright: Drawing by Applegate Properties

### 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

Unauthorised reproduction prohibited

### 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)