



Applegate
Properties



- Modern semi detached
- Three beds/ two baths
- Stylish & contemporary interior
- Garden & Driveway

Cop Hill View, Meltham, Holmfirth, HD9 5AL

Asking price of: £245,0000

A stylish and well proportioned modern three bedroom semi detached with landscaped gardens and parking in pleasant cul-de-sac position close to popular Meltham village



PROPERTY DESCRIPTION

Constructed in 2018 and forming of this well regarded and popular new development is this most attractive semi detached home. Affording stylish 'ready to move into' accommodation which may be of particular interest to the young family, this contemporary property is well placed within easy reach of local schooling, countryside and the varied and popular amenities of Meltham village.

Being presented to a high standard throughout to include gas central heating and a neutral modern décor, the accommodation comprises: Entrance Hallway, Cloakroom/w.c with two piece white suite, spacious Living Room, Dining Kitchen fitted with contemporary units, useful pantry store and French doors to rear garden.

To the First Floor a spacious landing with store cupboard leads to three bedrooms, the principal having fitted wardrobes and En suite Shower Room and further House Bathroom both furnished with three piece white suites.

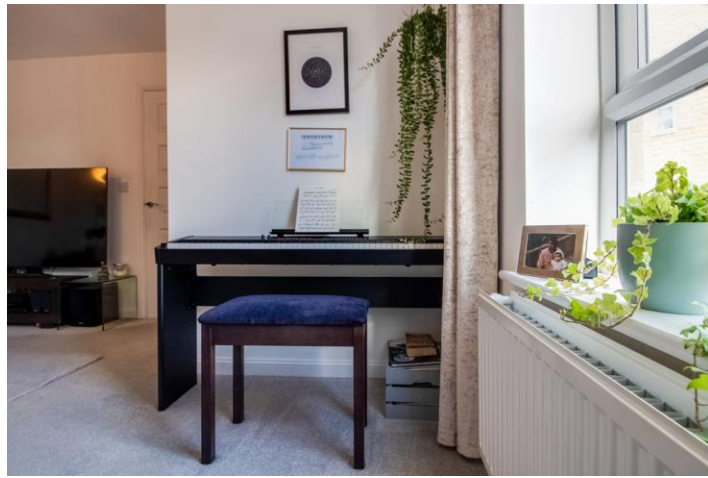
Externally, the property has private parking to the front with further visitor parking and neat landscaped front garden. Gated side access leads to a further fully enclosed rear garden which has been fully landscaped and now includes an attractive tiered garden with lower patio and upper lawned, decked and barked areas, affording an ideal summer entertaining space.

EPC: B

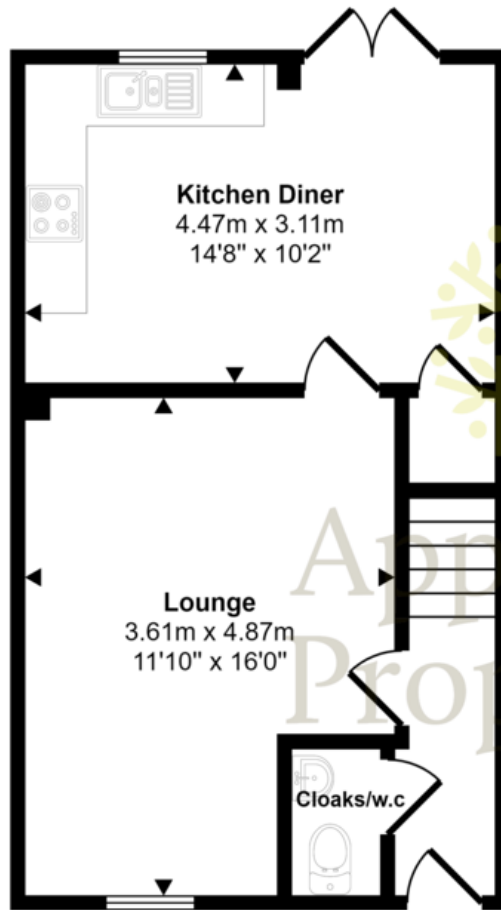
Council Tax Band: C

Tenure: Freehold

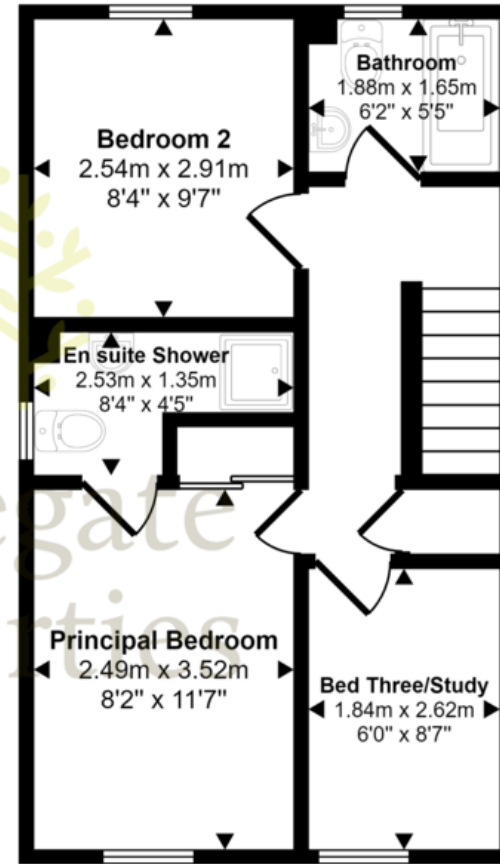
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact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





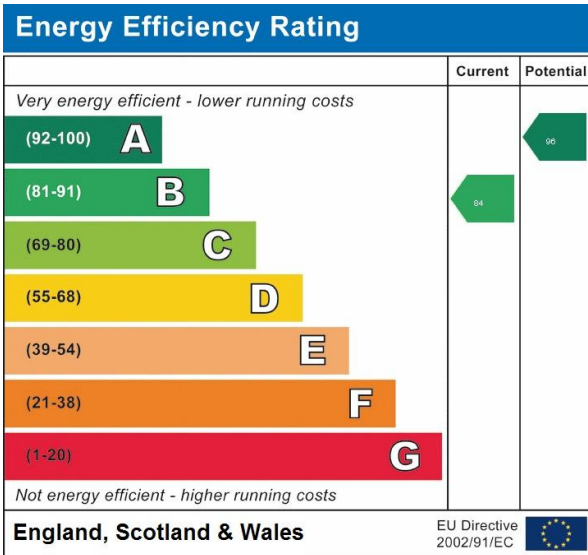


Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Address:

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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 – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday – CLOSED

78 Huddersfield Road, Holmfirth, HD9 3AZ

www.applegateproperties.co.uk

01484 682999

info@applegateproperties.co.uk