



Applegate  
Properties



- Detached in large plot
- Extensive gardens and outbuildings
- Extended four bed accommodation
- Adjoining open countryside

**Netherthong Road, Meltham, HD9 4DE**

**Guide Price £650,000 - £700,000**

A substantial extended four bedroom stone detached standing in approx. 1/3 acre of gated grounds, outbuildings and garaging adjoining open countryside on the fringes of popular Meltham.



## PROPERTY DESCRIPTION

Occupying a large plot of approximately 1/3 of an acre which includes vegetable gardens, lawns, outbuildings and garaging is this attractive stone detached property. Being considerably extended from its original design this characterful yet modernised property includes versatile four bedroom accommodation which may well suit the family buyer or those requiring more outside space.

Ideally located adjoining stunning open country side, this delightful property is within easy reach of the varied amenities and schools of Meltham village, nearby Meltham golf club and only a short distance from popular Holm firth.

Having gas central heating and quality hybrid aluminium /timber double glazed windows the accommodation comprises: Entrance Hall with access to Cloaks/w.c and Study/Office, Spacious Living Room with feature fireplace and double doors to Conservatory with wood effect flooring and doors to garden, spacious fully fitted Dining Kitchen with integrated appliances, French doors to Conservatory and access to useful Basement Cellar.

To the First Floor a spacious landing with contemporary Oak balustrade with steel spindles gives access to four double bedrooms, the Principle Bedroom having a fitted walk-in wardrobe and Ensuite shower room and further House Bathroom, both being furnished with modern white suites.

Externally, the property stands in approximately 1/3 of an acre. Approached by a private gated, block paved driveway with parking for many vehicles and small paved area to the front entrance. To the rear and side are extensive gardens including a patio and large formal lawn leading directly from the house with useful block built out building having power and affording a variety of potential uses.

Beyond the formal gardens and also accessed from the driveway are several outbuildings (some in need of repair) including a detached garage, again offering excellent further potential.

To the side are well stocked vegetable gardens with raised beds, large potting shed/store and further orchard currently accommodating chickens, all having dry stone walled boundaries and adjoining open countryside.

We are advised that the property is serviced by a septic tank.

EPC: D

Council Tax Band: F

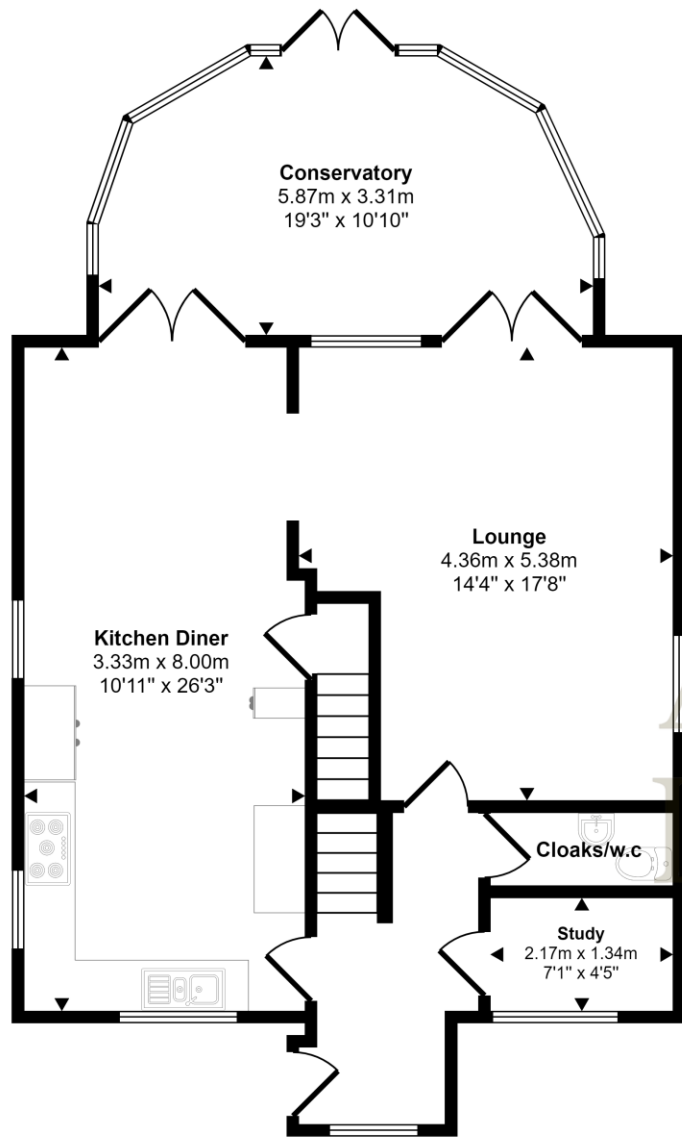
Tenure: Freehold

**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 Holm firth 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.

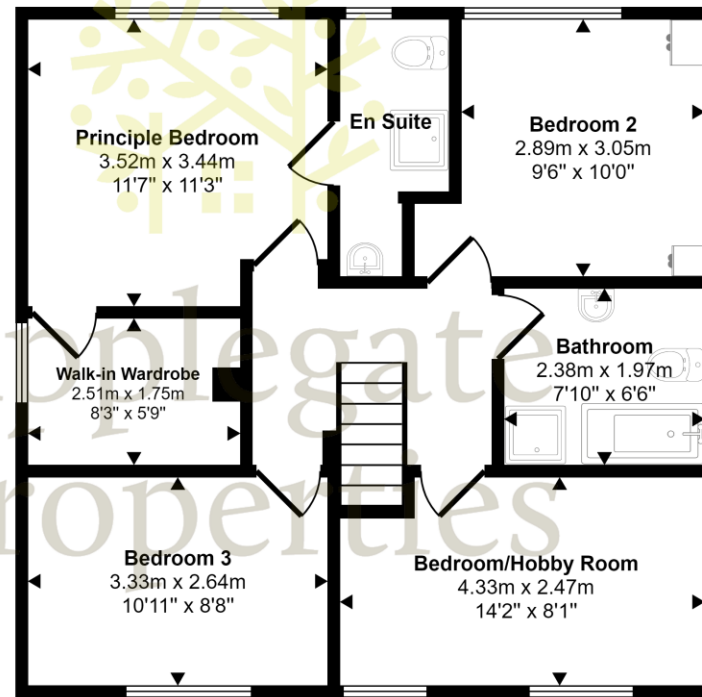




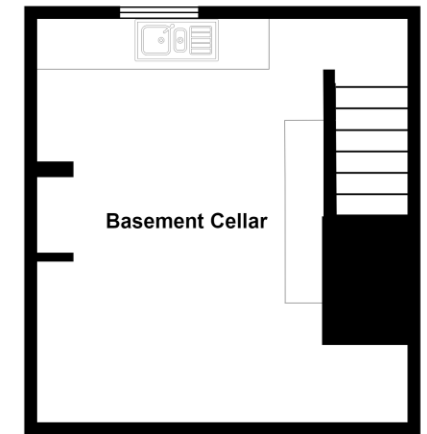




Ground Floor



First Floor



Second 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.

# AWAITING EPC

## **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

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