



Applegate  
Properties



- Semi detached
- Three bedrooms
- Generous Corner Plot
- Garage and garden

**Oak Avenue, Meltham, Holmfirth, HD9 5PN**

**£240,000**

A well presented and modernised three bed semi detached in generous corner plot with garage and gardens on fringes of popular Meltham village.



## PROPERTY DESCRIPTION

Occupying a generous corner plot close to open countryside which may offer potential to extend (subject to necessary consents) is this well presented semi detached property. Affording modernised and stylish three bedroom accommodation which may well suit the young family, the property is ideally placed close to regarded schooling and the varied shops and amenities of nearby Meltham village.

Enjoying rooftop views towards the surrounding moorland and In brief comprising: Entrance Lobby, spacious Living Room, Dining Kitchen with fitted units, useful pantry store and French doors to rear garden. To the First Floor are three bedrooms (two double) and House Bathroom furnished with a contemporary three piece white suite with over bath shower.

Externally, the property stands in a generous corner plot with lawned and gravelled gardens to front and rear and cobble effect driveway to the side leading to a detached single garage.

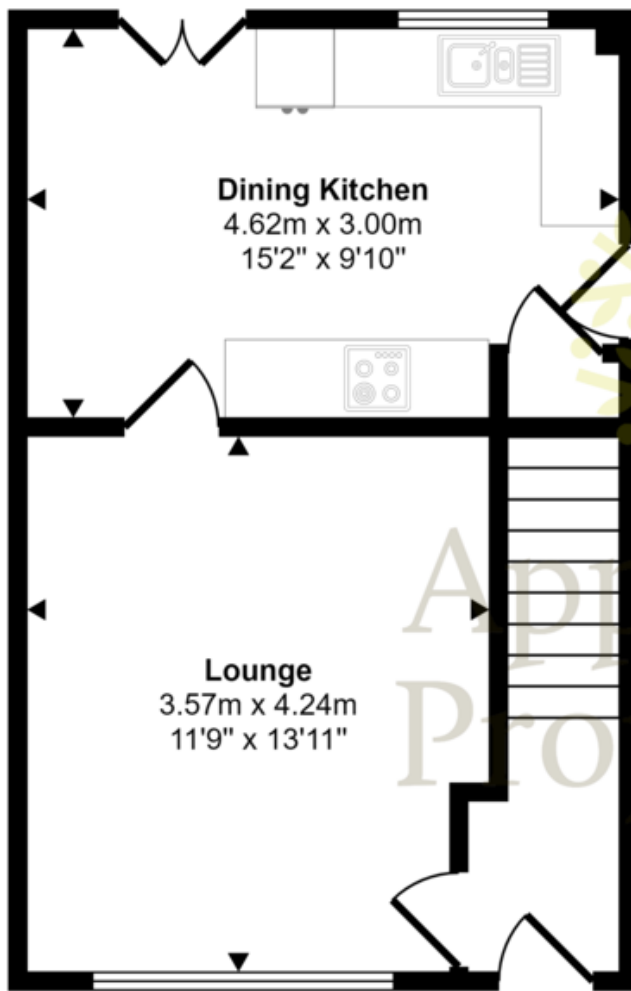
Council Tax Band: C  
Tenure: Freehold  
EPC Grade: D

**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.

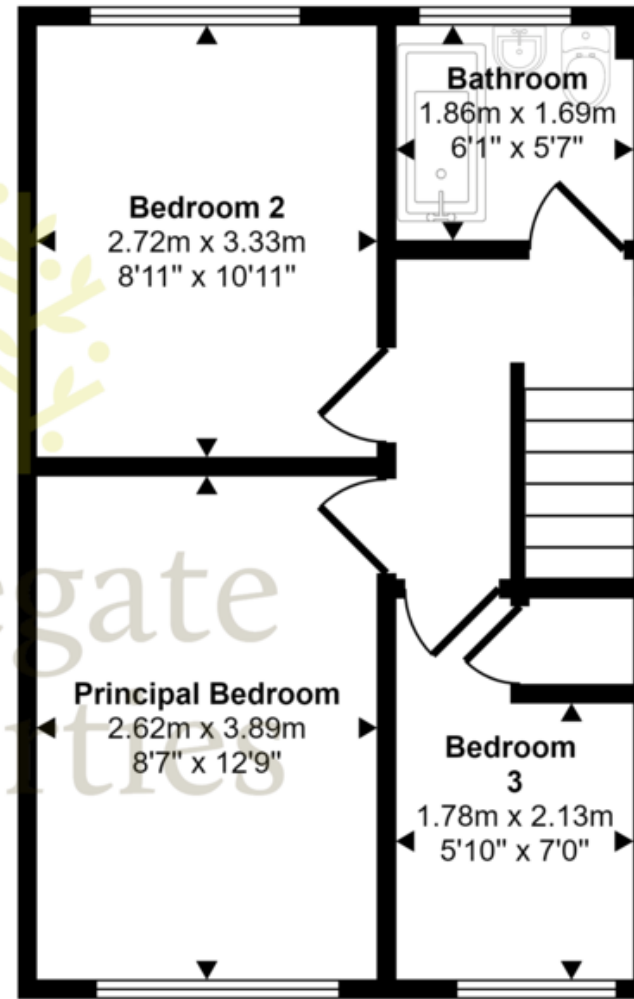


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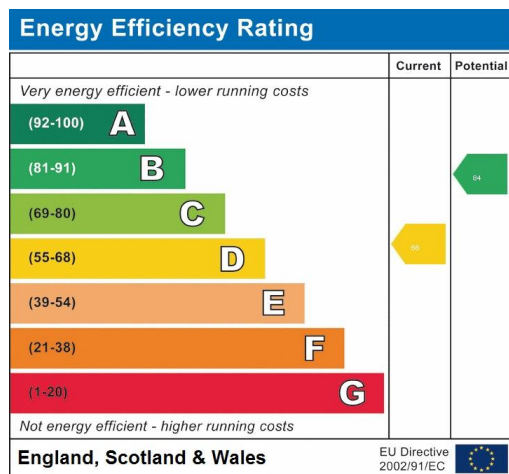


Ground Floor



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:  
Oak Avenue, 21 New HD9 5PN

### 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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