



Applegate  
Properties



- Bay Fronted Semi-Detached
- Three Bedrooms
- Fully Modernised
- Generous Corner Plot

**Heather Avenue, Meltham HD9 4EZ**

**Guide Price £290,000 - £300,000**

A superbly presented and modernised three bedroom semi detached with garage and large corner plot close to popular village amenities and schooling.





## PROPERTY DESCRIPTION

Occupying a generous corner plot, close to the popular and varied amenities of Meltham village is this superbly presented bay fronted semi detached property. Having been extensively improved and modernised in recent years the property affords a bright and spacious interior, hand varnished oak doors, high quality contemporary fittings throughout, double glazing and gas central heating.

Being of particular interest to the family buyer the accommodation comprises: Hallway with useful understairs store and glass and hand varnished oak balustrade to stairs, spacious Living room with feature living flame gas fire and walk-in bay window, open plan Living/Dining Kitchen including modern units, integrated separate fridge, freezer and dishwasher, pantry store with plumbing for washing machine and space above for dryer and French doors to rear garden.

To the First Floor a spacious landing with hatch access to part boarded loft, two double bedrooms, third single bedroom and House Bathroom furnished with a stylish and contemporary four piece suite including separate shower cubicle and tiled surround.

Externally, the property occupies a generous corner plot having large driveway with parking apron, leading to a detached garage currently partitioned into front store and rear partitioned room offering a variety of uses including potential home gym or office. To the side is a large lawned garden, while to the rear is a further paved patio garden.

EPC: D.

Tenure: Freehold

Council Tax: C

**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.





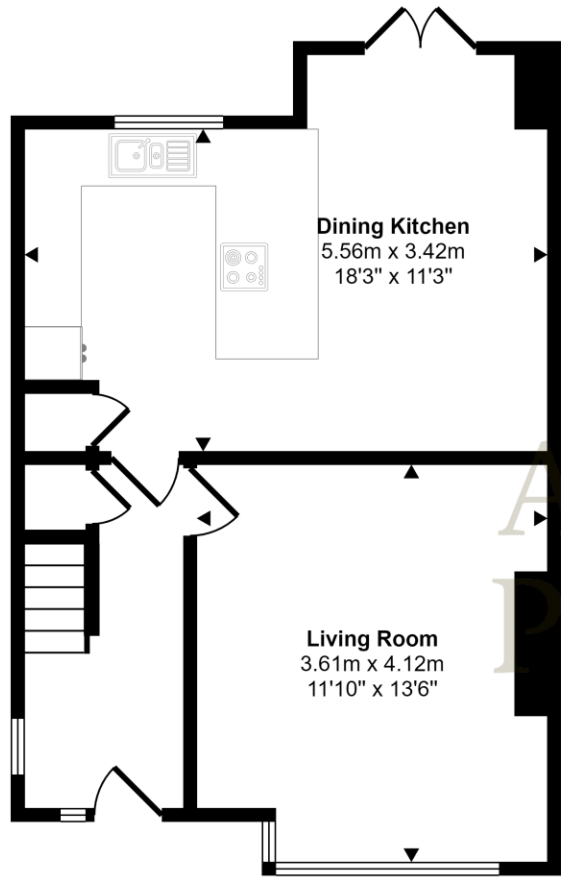




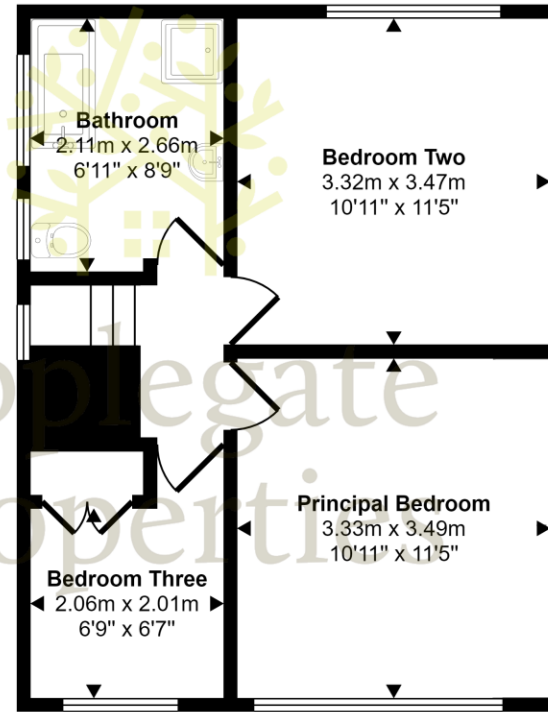




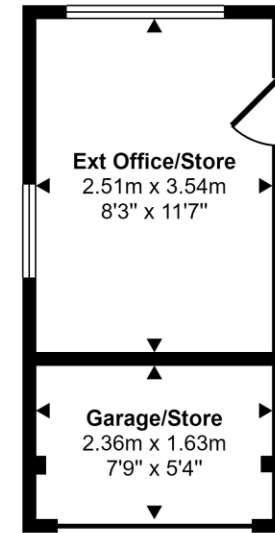
Approx Gross Internal Area  
96 sq m / 1031 sq ft



Ground Floor  
Approx 43 sq m / 463 sq ft



First Floor  
Approx 40 sq m / 428 sq ft



Second Floor  
Approx 13 sq m / 139 sq ft

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

#### 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