



Applegate
Properties



Birmingham Lane, Meltham, Holmfirth, HD9 5LH

Asking price of £410,000

A charming and spacious four bedroom detached stone property with generous gardens and parking in enviable tucked away position close to popular village amenities and schooling.

- Detached Property
- Spacious four bed interior
- Generous gardens and parking
- Pleasant tucked away position



PROPERTY DESCRIPTION

Occupying a pleasant, tucked away position at the head of a regarded residential cul de sac is this most attractive stone detached property. Affording a spacious and characterful four bedroom interior which may well suit the needs of the family, the property includes a wealth of charm alongside more contemporary décor.

Being ideally placed only a short walk from regarded schooling, the varied amenities of Meltham village and further easy access to popular nearby Slaithwaite and Holmfirth.

Having stunning countryside on the doorstep the property includes gas central heating and briefly comprises: External open storm porch with door to Entrance Lobby having tiled flooring and access to Utility/w.c, spacious Living Room having dual aspect, multi fuel stove and folding doors to further Snug with doors to garden, fitted Kitchen with shaker style units, useful pantry store and large opening to spacious Dining area with feature fireplace and windows to front and rear.

To the first floor a spacious landing gives access to four bedrooms, the Principal being of a generous size with fitted wardrobes and En suite Shower room and further House Bathroom furnished with a three piece white suite and over bath shower.

Externally, the property is approached by a private driveway with generous parking, leading to an integral single garage with rear access door. Gated access leads to the private landscaped gardens to three sides including lawned and paved areas, ornamental pond and walled boundary to rear with pleasant open aspect over adjoining fields.

EPC: E

Tenure: Freehold

Council Tax Band: 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.



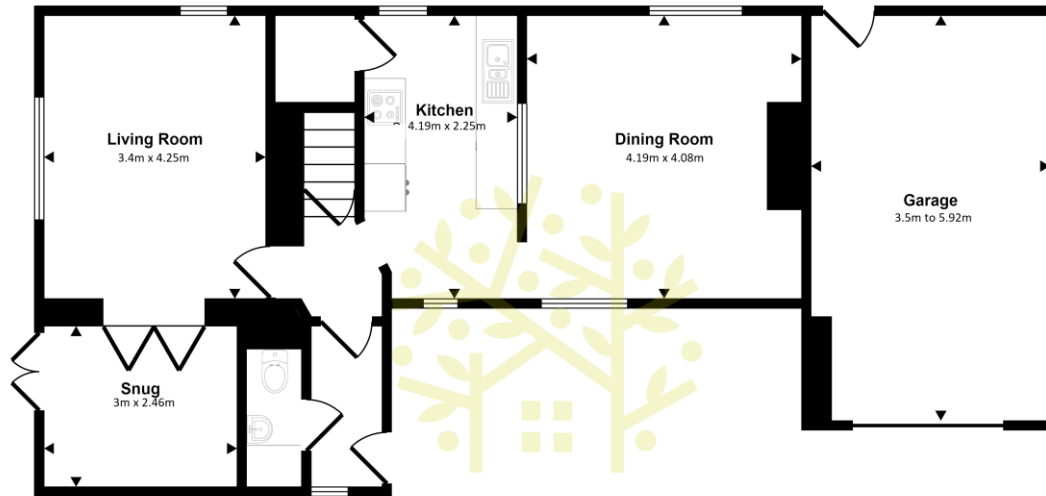









Approx Gross Internal Area
145 sq m / 1556 sq ft



Ground Floor
Approx 82 sq m / 878 sq ft



First Floor
Approx 63 sq m / 678 sq ft

 Denotes head height below 1.5m

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 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