



Applegate  
Properties



## Meltham Hall, Huddersfield Road, Holmfirth, HD9 4BQ

**Offers in the region of £229,950**

A spacious two bedroom ground floor apartment with garaging forming part of stunning Grade ii listed historic hall and set within landscaped communal gardens close to popular Meltham village.

- Impressive hall conversion
- Ground floor apartment
- Grade ii listed
- Two beds/ two baths



## PROPERTY DESCRIPTION

Forming part of this historic and truly impressive hall and set within stunning communal gated grounds is this spacious and most characterful ground floor apartment. Being of potential interest to a variety of buyers including those looking to down size, the property is located close to the popular and varied amenities of Meltham village as well as being accessible for the Holme valley, Colne valley and Huddersfield itself. Affording a grandeur and elegance rarely found in apartments the accommodation comprises: Grand Communal Entrance Hall with private access to apartment having spacious Hallway with useful cloaks/storage and security intercom, spacious Living/Dining Room with feature fireplace and window over-looking grounds, opening to fitted modern Kitchen area and further separate Utility room. There are two generous double bedrooms, the Principal Bedroom having fitted wardrobes and En suite Bathroom and further House Bathroom furnished with four piece suite including separate shower cubicle. Externally, the property is approached by a gated entrance with parking including visitor parking and an allocated garage. The apartment also has external access and shared use of a large communal basement for storage.

EPC: C

Council Tax: E

Tenure: Leasehold

Lease and Service Charge: the vendor advises that the property is subject to a 999 year lease having approximately 975 years remaining. Service Charges are approximately £2060 pa to cover building insurance and maintenance of communal areas and gardens.

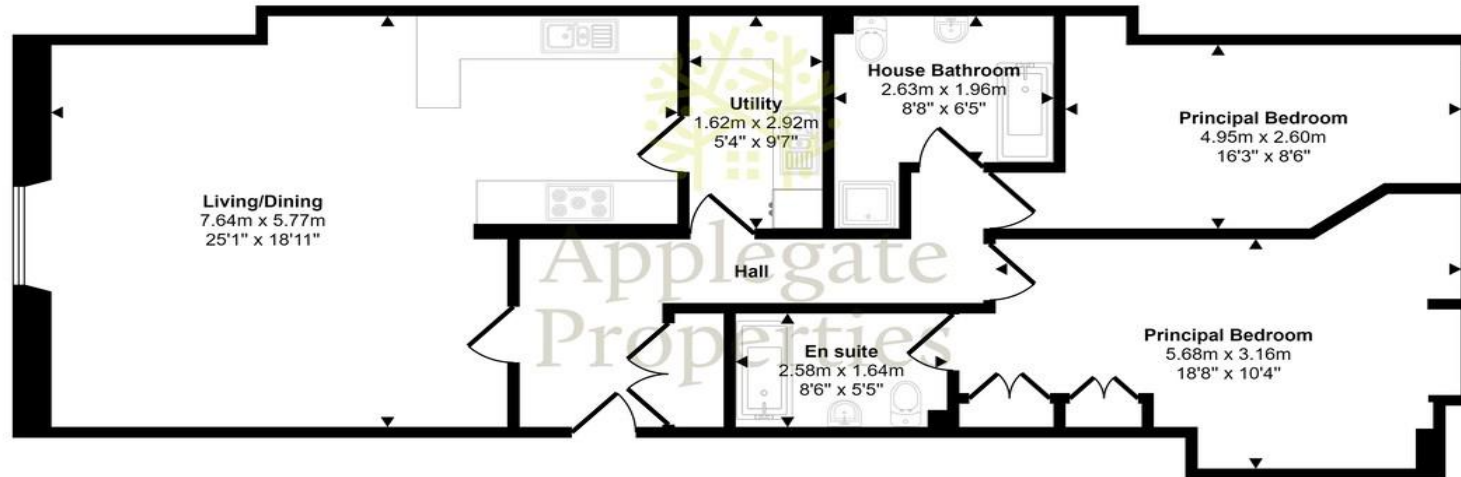
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to 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  
99 sq m / 1070 sq ft



Floorplan

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	71 C	79 C
55-68	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.

Copyright: Drawing by Applegate Properties

### 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.

### Copyright

Unauthorised reproduction prohibited

### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED