



Applegate  
Properties



- Mid Terrace
- One double bedroom
- Modernised interior
- Garden & parking

**Green End Road, Meltham, Holmfirth, HD9 5NW**

**Guide Price: £120,000 -£125,000**

A modernised yet characterful one bedroom mid terrace with small garden, outhouse store and parking in popular central village location.



## PROPERTY DESCRIPTION

A modernised yet characterful one bedroom mid terrace with small garden, outhouse store and parking in popular central village location.

Occupying a pleasant tucked away position yet only a short walk from the varied and popular amenities of Meltham village is this attractive stone mid terrace. Being well presented and having been modernised in recent years the property may well be of interest to the first time buyer, down-sizer or landlord investor.

Having gas central heating and contemporary décor the accommodation comprises: Entrance lobby, Living area with feature log burning stove, open plan Kitchen area with modern units, useful spacious cellar. First Floor: generous double bedroom with study area and Shower room furnished with a three piece white suite including walk in shower.

Externally, the property is located along a shared lane with small lawned garden opposite, gravelled parking area and useful outhouse store.

EPC: C

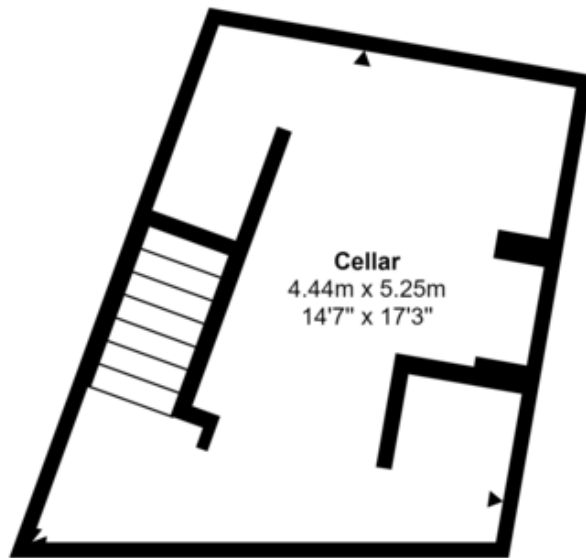
Tenure: Freehold

Council Tax: A

**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.



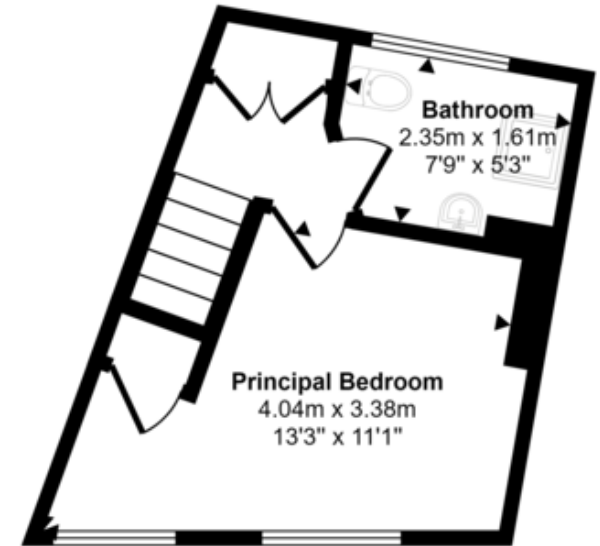
Approx Gross Internal Area  
57 sq m / 611 sq ft



Cellar  
Approx 19 sq m / 206 sq ft



Ground Floor  
Approx 19 sq m / 205 sq ft



First Floor  
Approx 19 sq m / 200 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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	70 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.

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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.

#### Copyright

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED