



Applegate  
Properties



- Semi detached bungalow
- Two bedrooms
- Large gardens
- Driveway and garage

**Sparrow Rise, Meltham, Holmfirth, HD9 5QA      Offers in the region of: £215,000**

A two bedroom semi detached bungalow with gated driveway, garage and large gardens close to popular amenities of Meltham village. No Vendor Chain.





## PROPERTY DESCRIPTION

Affording ideal accommodation for those looking to down size yet having generous gardens is this well maintained semi detached bungalow. Having well planned two bedroom accommodation, the property stands in a most generous plot with large rear garden and elevated views towards Meltham and beyond. Being of potential interest to a variety of buyers and having gas central heating the property is well placed within easy reach of local supermarket, shops and restaurants as well as being easily accessible for both the Holme and Colne valleys and Huddersfield itself. In brief the accommodation comprises: Hallway with storage, spacious Living room with feature fireplace and patio doors to rear garden, Breakfast Kitchen with fitted units, Two bedrooms (one used as Dining Room) and Bathroom furnished with a three piece white suite. Externally, the property is approached by a gated driveway leading to a detached garage and gated access to a most generous rear garden which includes a raised paved patio offering an ideal outside entertaining space and steps down to an extensive lawn with hedged boundary. No Vendor Chain.

EPC: C

Tenure: Freehold

Council Tax: C

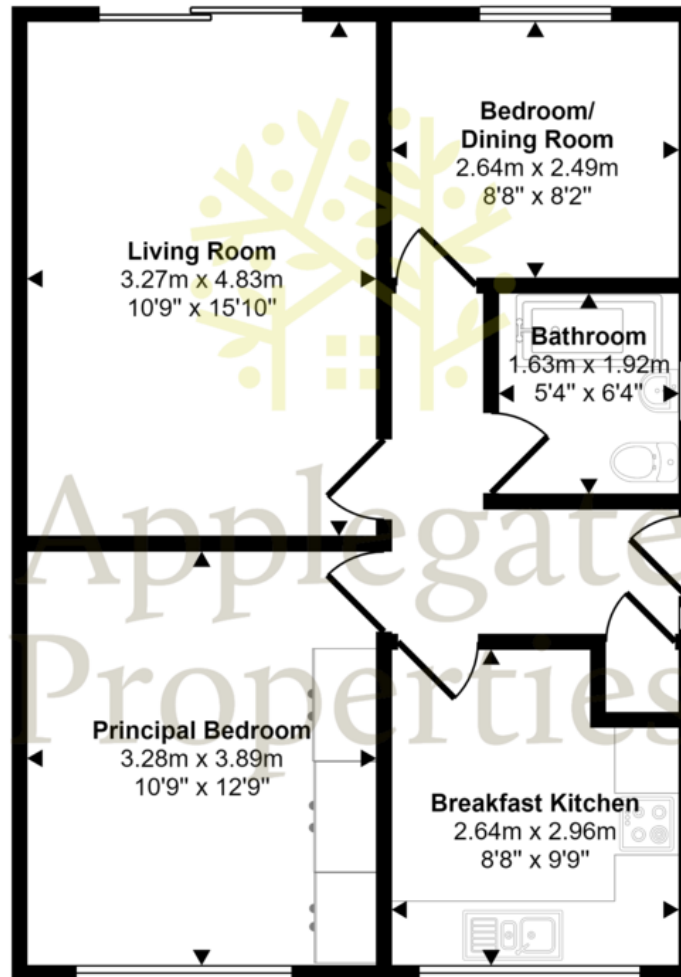
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to 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  
54 sq m / 583 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		87 B
69-80	C	69 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

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#### 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