



Applegate
Properties



- Detached true bungalow
- Two double bedrooms
- Generous plot
- Gated driveway & garage

Golcar Brow Road, Meltham, Holmfirth, HD9 5LD
Offers in the region of: £355,000

A most spacious two bedroom extended detached bungalow in large plot with garage and generous parking close to popular village amenities.



PROPERTY DESCRIPTION

Occupying an enviable plot with views over Meltham is this well presented and extended detached bungalow. Affording ideal accommodation for a variety of potential buyers including those looking towards retirement or indeed the young family having potential to extend further (subject to necessary consents). Being well placed for local village amenities as well as the wider Holme and Colne valleys the accommodation comprises:

Side Entrance Hallway with storage and access to loft space, spacious Living Room with French doors to rear garden, fitted Breakfast Kitchen, superb and spacious Conservatory extension with heating and internal access to attached garage., two double bedrooms both having fitted wardrobes and Shower room furnished with a contemporary three piece white suite including walk-in shower.

Externally, the property is approached by a generous gated resin driveway affording parking for several vehicles with further lawned and paved areas to the front and side and access leading to a large rear garden being mainly laid to lawn with established borders and mature trees.

EPC: D

Tenure: Freehold

Council Tax: C

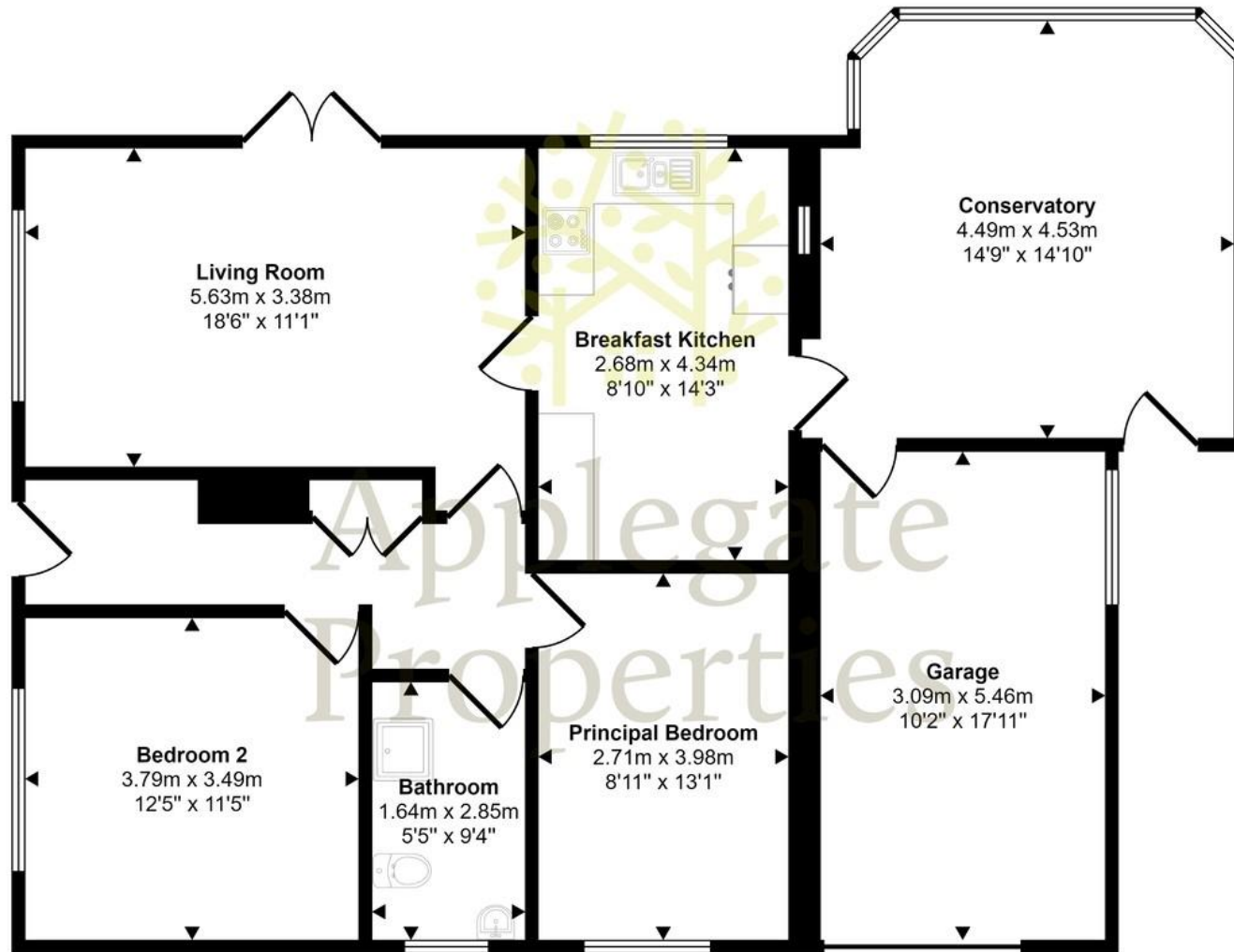
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact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



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Approx Gross Internal Area
112 sq m / 1210 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		82 B
69-80	C		
55-68	D	62 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