



Applegate
Properties



- End terrace
- Two double bedrooms
- Superbly presented and modernised
- Stylish and contemporary interior

Meltham Road, Huddersfield, HD4 7BG

Guide Price: £150,000 - £155,000

A superbly presented and modernised two bedroom end terrace with gardens and garage close to both Huddersfield and the Holme Valley.



PROPERTY DESCRIPTION

Being much improved in recent years and now offering stylish 'ready to move into' accommodation is this smartly presented end terraced property. Affording well planned two double bedroom accommodation and including contemporary, high quality fittings throughout, the property may suit a wide range of potential buyers including the first time buyer or down sizer.

Being ideally located only a short distance from Huddersfield but also easily accessible for nearby Netherton village, Meltham and the wider Holme Valley, the property briefly comprises: Front Entrance to spacious Living Room with feature living flame gas fire in modern surround and open plan staircase to first floor, fully fitted Breakfast Kitchen including stylish modern units, central island and breakfast bar and integrated appliances.

To the first floor are two double bedrooms, the main being of a particularly generous size and both including contemporary fitted wardrobe space and House Bathroom furnished with a modern three piece white suite with contrasting tiled surround and over bath shower and screen.

Externally, the property occupies a generous end plot having raised garden to the front with path to front door, gate leading to the side and proceeding to a rear patio and raised lawned garden with fenced boundary. To the rear a shared lane gives access to a single garage (second in block of four) and we are advised that Permit Parking is available on the street.

EPC: D

Tenure: Leasehold - 999 years from 1st July 1969, £8 rent

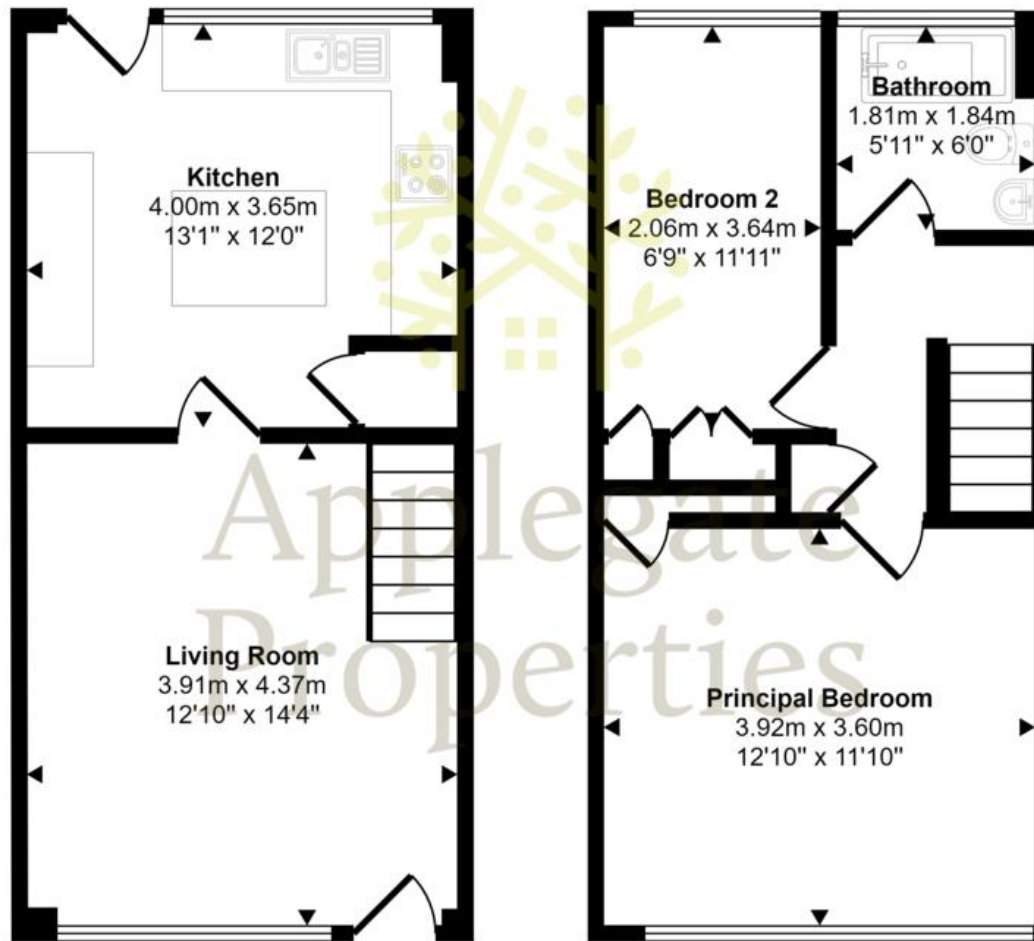
Council Tax: A

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
65 sq m / 696 sq ft



Ground Floor
Approx 32 sq m / 348 sq ft

First Floor
Approx 32 sq m / 348 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		
81-91	B		85 B
69-80	C		
55-68	D	67 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.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED