



Applegate  
Properties



**Meltham Road, Huddersfield, HD4 7BE**

**Guide price: £140,000 - £150,000**

A superbly presented and deceptive two bedroom stone terrace with private cottage garden ideally located for both Huddersfield and the Holme Valley.

- Attractive mid terrace
- Two Bedrooms
- Spacious interior
- Contemporary yet characterful



## PROPERTY DESCRIPTION

Being located within easy reach of both Huddersfield and the Holm Valley including nearby Meltham and Honley is this smartly presented stone mid terrace. Affording surprisingly spacious and well presented two bedroom accommodation which includes contemporary fittings alongside characterful features including stone fireplace with log burning stove.

Being of interest to both first time buyers or down-sizers this delightful property briefly comprises: Entrance Lobby, spacious Living Room with log burning stove, wood flooring and access to useful large cellar, Dining Kitchen fitted with contemporary units and separate Utility room with access door to rear.

To the First Floor a generous landing with loft access leads to two bedrooms, the principal being a good sized double and spacious Bathroom furnished with a four piece white suite including freestanding roll top bath and walk-in shower.

Externally, the property has a small buffer garden to the front, while to the rear can be found a private cottage garden with steps up to gravelled seating area accessed over a shared neighbouring pathway.

**MATERIAL INFORMATION:** We understand that this property is connected to mains water and drainage, mains electricity and gas.

**EPC:** D

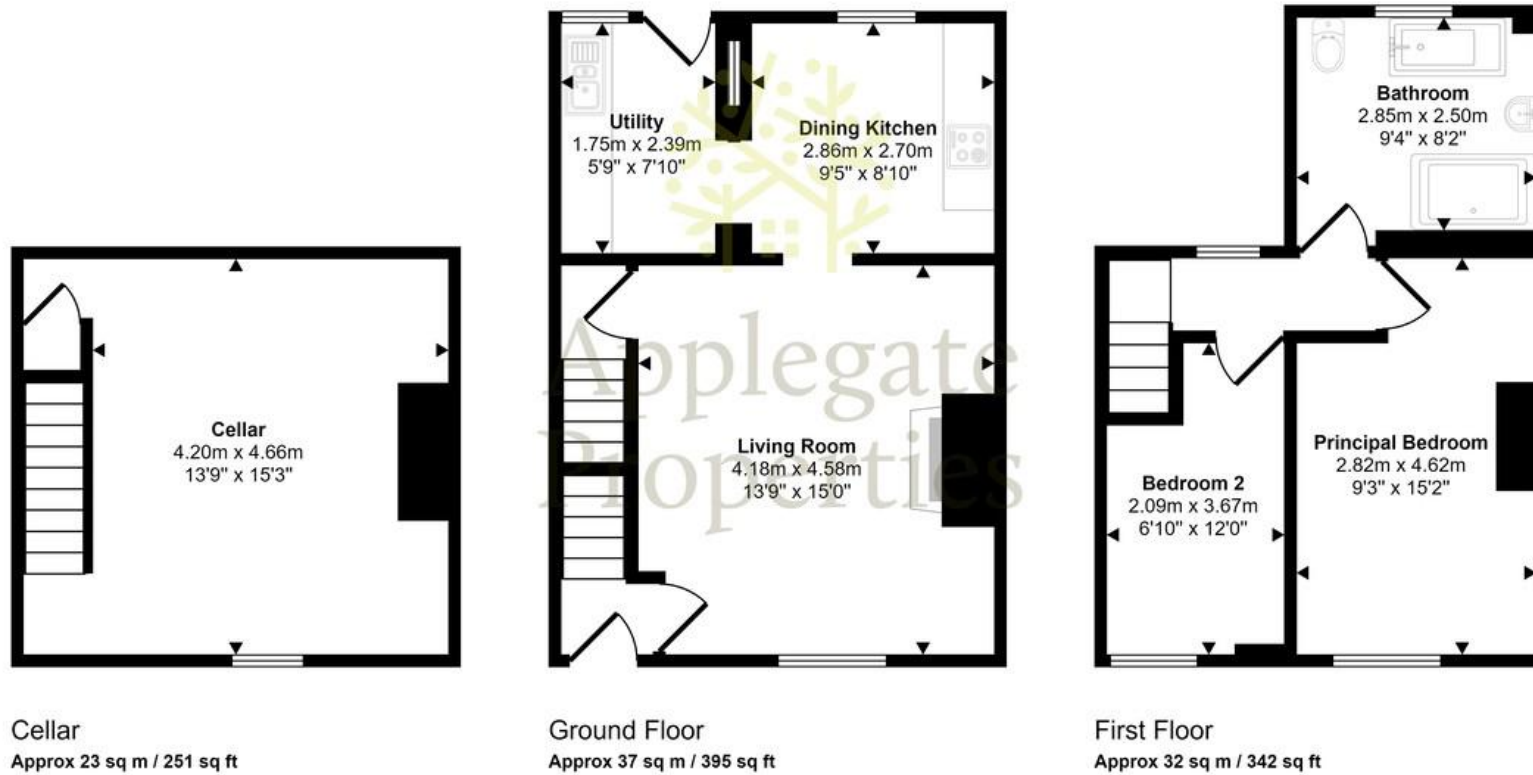
**TENURE:** we understand that the property is leasehold and subject to a 999 year lease from 1886 (approx. 861 years remain) £0 ground rent, £0 service charge Council Tax: A

**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  
92 sq m / 988 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		84 B
69-80	C		
55-68	D	59 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 – 1.00pm

Sunday - CLOSED