



Applegate  
Properties



**Meltham Road, Honley, Holmfirth, HD9 6HX**

**Guide price: £260,000 - £270,000**

A bay fronted three bedroom semi detached in large corner plot with garage and generous gardens close to popular Honley village.

- Bay fronted semi
- Three bedrooms
- Large corner plot
- Garage & gardens





## PROPERTY DESCRIPTION

**\*\*GUIDE PRICE: £260,000 – 270,000\*\***

Occupying a particularly large corner plot and offering excellent further potential is this attractive semi detached. While being well maintained throughout, having gas central heating and double glazing the property offers a blank canvas and even potential to extend (subject to relevant consents).

Being located close to the popular shops, restaurants and amenities of Honley village as well as regarded schooling the property may well suit the needs of the family buyer and comprises: Hallway, spacious Lounge with double doors to Dining Room, fitted Kitchen with pantry store and useful Utility/Porch extension to the side.

To the First Floor are three bedrooms (two double) and House Bathroom furnished with a three piece white suite including separate shower cubicle.

Externally the property stands in a most generous level plot with neat and well tended gardens to three sides, being mainly laid to lawn with well stocked borders, rear patio area and driveway leading to detached garage. No Vendor Chain.

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.

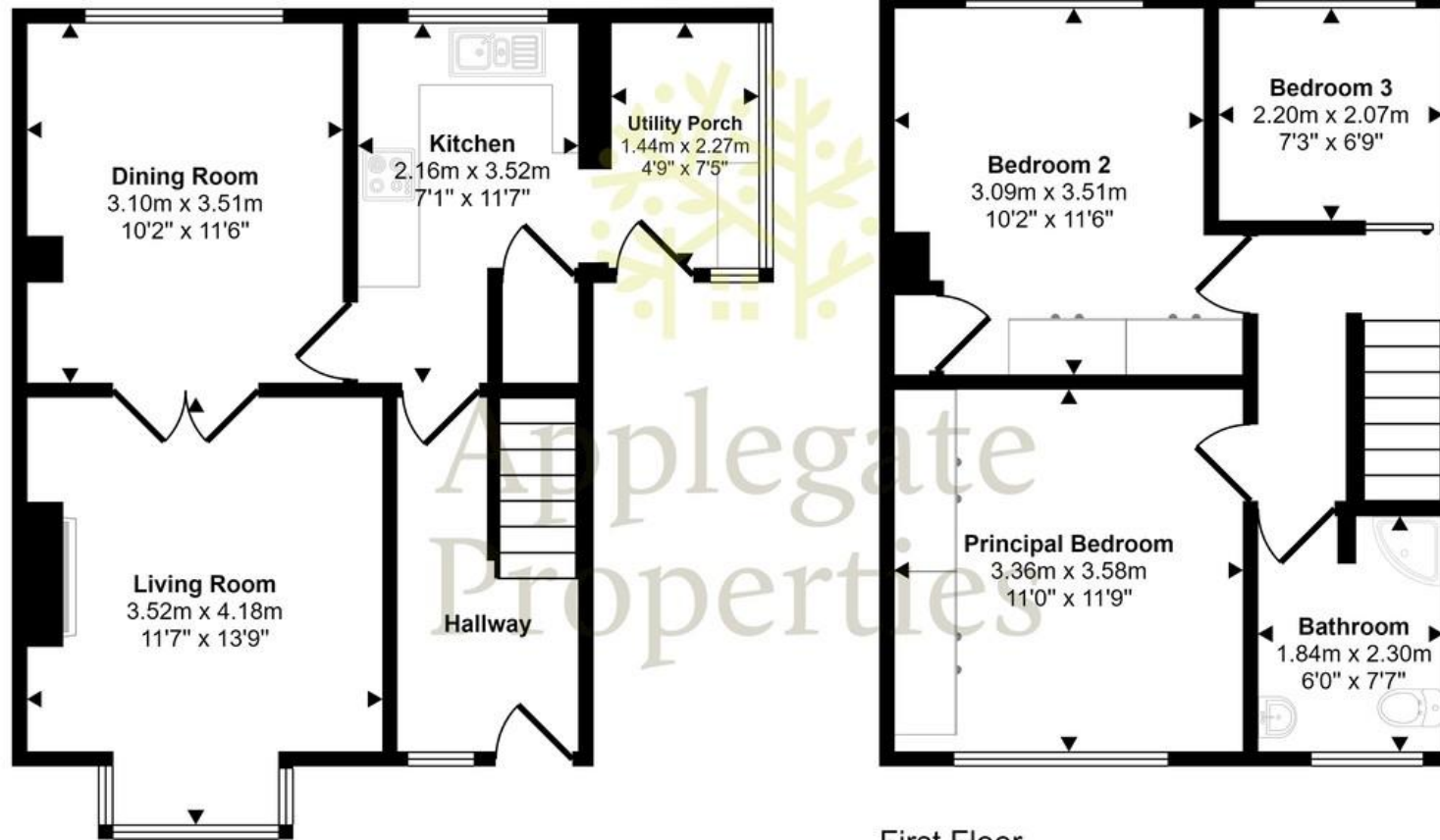








Approx Gross Internal Area  
83 sq m / 890 sq ft



Ground Floor  
Approx 43 sq m / 468 sq ft

First Floor  
Approx 39 sq m / 422 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		81 B
69-80	C		
55-68	D	55 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

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