



Applegate
Properties



- Semi detached cottage
- Two bedrooms
- Characterful yet contemporary
- Edge of countryside

Mill Moor Road, Meltham, Holmfirth, HD9 5LW

Guide Price: £190,000 - £195,000

A most attractive and characterful yet modernised two bedroom semi detached cottage on the edge of popular Meltham village.



PROPERTY DESCRIPTION

Affording stylish yet characterful accommodation which may well suit a variety of buyers is this stone semi detached cottage. Perfectly blending a host of period features including log burning stove alongside more contemporary fittings, the property may well suit the needs of a variety of buyers from the first time buyer through to the down-sizer. Being ideally located close to an array of village amenities in Meltham yet on the edge of stunning countryside, the property includes gas central heating and briefly comprises: Entrance Lobby, spacious Living room with feature log burning stove in stone surround with study area, Kitchen fitted with arrange of units and side stable door and access to useful cellar.

To the first floor are two bedrooms and Bathroom furnished with a stylish four piece suite including separate shower area.

Externally, the property has paved seating areas to the front and side with further side storage and gated front access.

EPC: D

Tenure: Freehold

Council Tax: B

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.

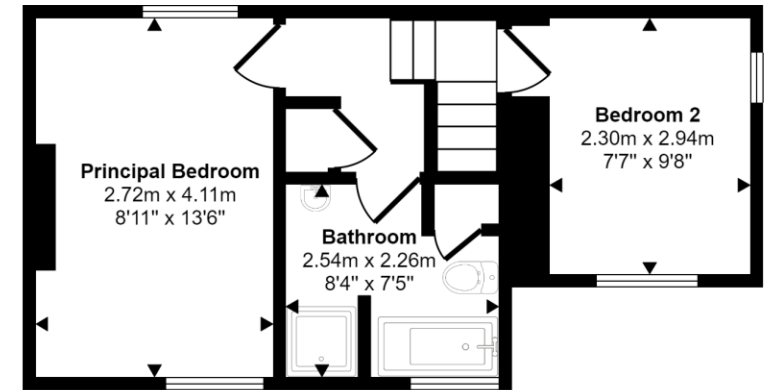




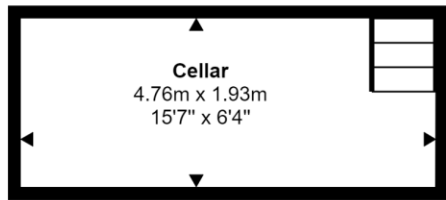
Approx Gross Internal Area
71 sq m / 761 sq ft



Ground Floor
Approx 31 sq m / 333 sq ft



First Floor
Approx 31 sq m / 329 sq ft



Cellar
Approx 9 sq m / 99 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	58 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.

Copyright: Drawing by Applegate Properties

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