



Applegate  
Properties



- Detached property
- Four bedrooms
- Gardens and garage
- Tucked away position

**Howard Way, Meltham, Holmfirth, HD9 4NW**

**Offers Over: £350,000**

A deceptively spacious four bedroom detached with garage and gardens in pleasant tucked away position close to popular Meltham village.





## PROPERTY DESCRIPTION

Occupying a pleasant secluded position on the sought after Durker Roads residential development only a short distance from the vibrant and varied shops and amenities of Meltham village and the edge of stunning countryside is this attractive modern detached property. Affording well planned and spacious family accommodation which offers both family flexibility and a bright and neutral decor throughout, the stylish interior includes four bedrooms and is further enhanced by the addition of a Conservatory to the rear.

Having gas central heating and Upvc double glazing the accommodation includes; Hallway with access to useful Utility store, spacious Living Room with feature fireplace and bow window, open plan dining kitchen fitted with a range of stylish units and integrated appliances and opening to Conservatory offering further family space and double doors to garden beyond for summer evenings. A turned staircase ascends to the first floor with four bedrooms, the principal having the added convenience of fitted wardrobes and House Shower room continuing the contemporary theme with a three piece white suite and contrasting splashbacks.

Externally, a driveway leads to a semi detached single garage with up and over door, while well kept lawns and central path lead to the front door. Further private gated access leads to a generous rear garden with upper paved patio and lower lawn, all providing the ideal outside space for summer entertaining or family relaxation.

EPC: C

Tenure: Freehold

Council Tax: D

**MATERIAL INFORMATION:** we understand that the property has mains electricity, gas, water and drainage.

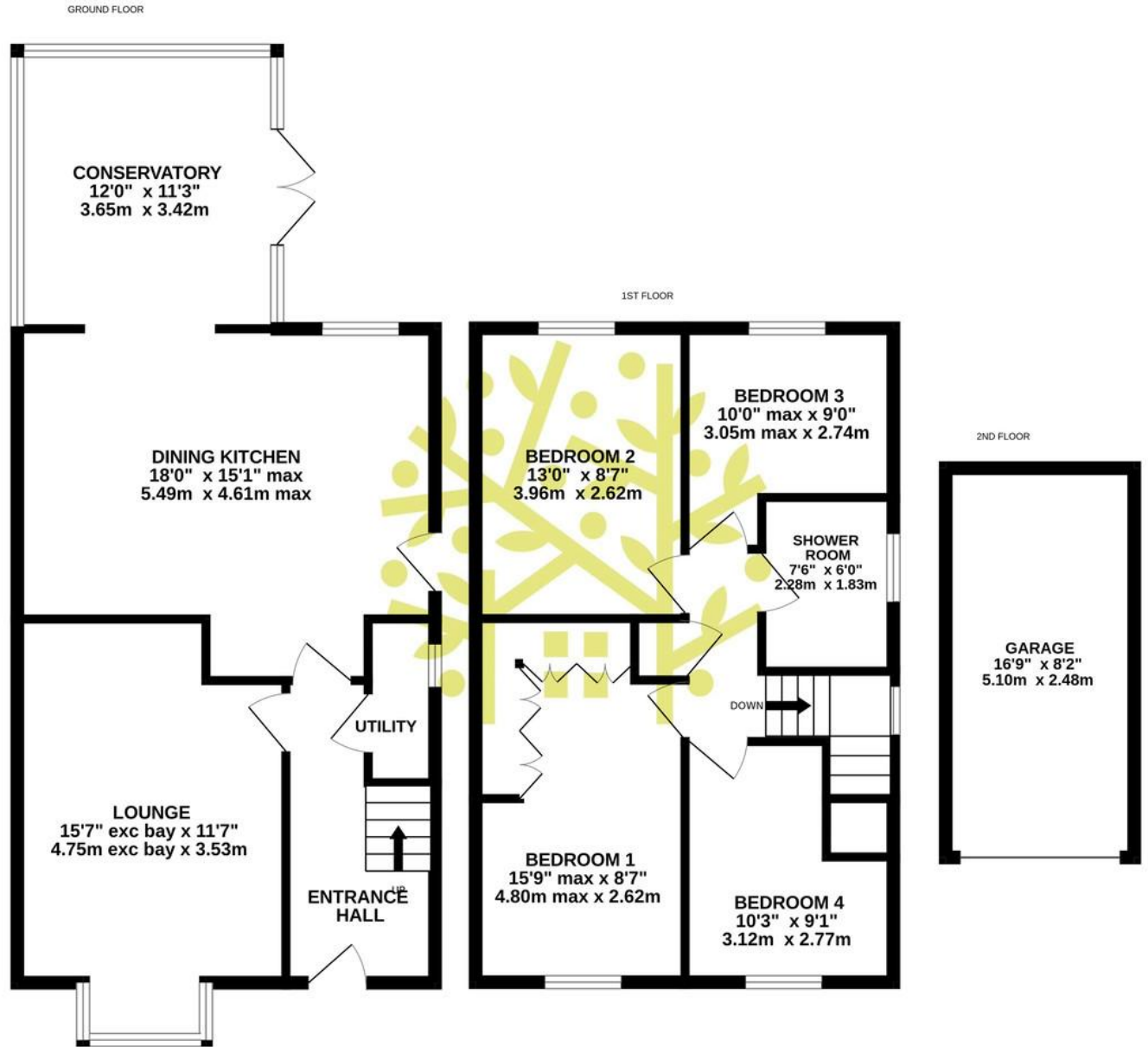
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to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











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	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