



Applegate
Properties



Slaithwaite Road, Meltham, Holmfirth, HD9 5PW

Offers in the region of: £320,000

A spacious three bedroom detached bungalow with garage and garden offering further potential on the edge of countryside and nearby popular village. No Vendor Chain.

- Detached true bungalow
- Three bedrooms
- Spacious interior
- Further potential



PROPERTY DESCRIPTION

Situated close to stunning open countryside yet conveniently placed for excellent village amenities is this spacious detached bungalow. Being of interest to a variety of potential buyers including the young family or indeed down-sizer, the property affords excellent further potential to improve and decorate to taste. Having gas central heating and double glazing the accommodation comprises: spacious side Hallway with access to all rooms and drop down ladder to sizable loft space, Living Room, separate Dining Room, Kitchen, three bedrooms, the Principal having En suite Shower Room and additional House Bathroom. Externally, the property stands well back from the roadside with established front and rear gardens and driveway with side carport leading to a detached garage. No Vendor Chain.

EPC: D
Tenure: Freehold
Council Tax: D

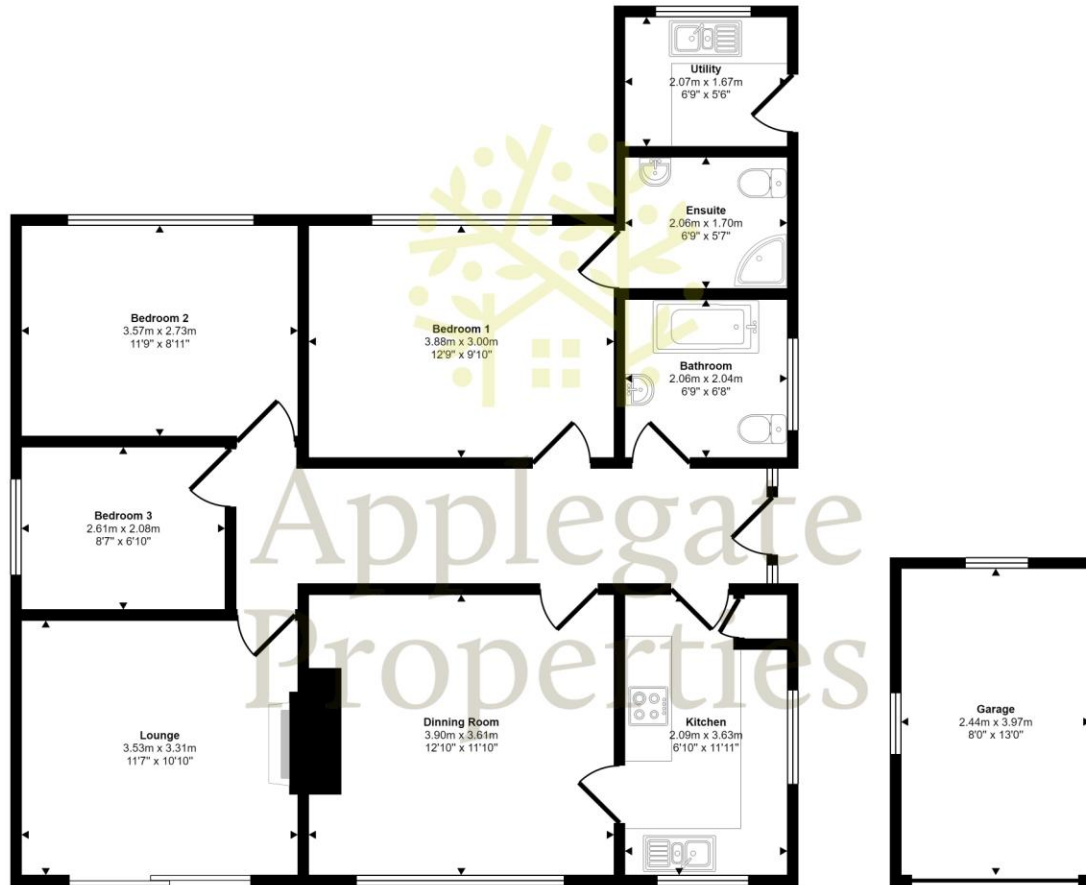
MATERIAL INFORMATION: We understand that this property is connected to mains water and drainage, mains electricity and gas.

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
98 sq m / 1050 sq ft



Floorplan

Approx 88 sq m / 946 sq ft

Garage

Approx 10 sq m / 104 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		
69-80	C		80 C
55-68	D	64 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 – 1.00pm

Sunday - CLOSED