



Applegate
Properties



- Extended semi detached
- Four Bedrooms
- Generous garden and parking
- Cul-de-sac location

Hebble Mount, Meltham, Holmfirth, HD9 4HG

Offers in the region of: £350,000

A much extended bay fronted four bedroom semi detached property with driveway and gardens in enviable cul-de-sac position with open rural views to the rear.

Occupying a generous plot in a pleasant cul-de-sac position and offering flexible and extremely spacious accommodation ideal for the growing family. Set on the fringes of stunning open countryside with far-reaching rural views to the rear, the property also enjoys convenient access to Meltham village amenities and regarded local schooling.



PROPERTY DESCRIPTION

The property is entered via an open storm porch leading into a welcoming hallway with useful storage. Having gas central heating, the ground floor boasts a versatile layout including a bright living room with walk-in bay window, a separate dining room, and a playroom or home office providing additional family space. A conservatory to the rear opens directly onto the garden, while the well-equipped breakfast/dining kitchen offers excellent storage and room for informal dining. Additional ground floor features include a utility room, WC, and a practical storeroom, formerly part of the garage, offering excellent flexibility for everyday use.

To the first floor, a spacious landing provides access to four bedrooms, including a generous principal bedroom with walk-in wardrobe and modern en suite shower room. A house bathroom and separate WC complete the upstairs accommodation, offering comfort and functionality for family life.

Externally, a double-width driveway to the front provides ample off-road parking, while side access with external garden store leads to the rear garden featuring a lower-level patio seating area and a raised lawn bordered by a charming dry stone wall. The garden backs directly onto open fields, creating a peaceful and scenic setting perfect for families or those seeking a balance between village living and countryside surroundings.

EPC: awaiting

Tenure: Leasehold, 999 years from 1957, ground rent £4 pa, we have been advised there is no service charge.

Council Tax: C

Solar Panels: the property has solar panels fitted. Details of the tariff and costings are available on request.

Material Information: we are advised that the property has mains gas, electricity, 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.







Approx Gross Internal Area
156 sq m / 1681 sq ft



Ground Floor
Approx 98 sq m / 1058 sq ft

First Floor
Approx 58 sq m / 623 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.

EPC TO FOLLOW

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

78 Huddersfield Road, Holmfirth, HD9 3AZ

www.applegateproperties.co.uk
01484 682999
info@applegateproperties.co.uk