



Applegate
Properties

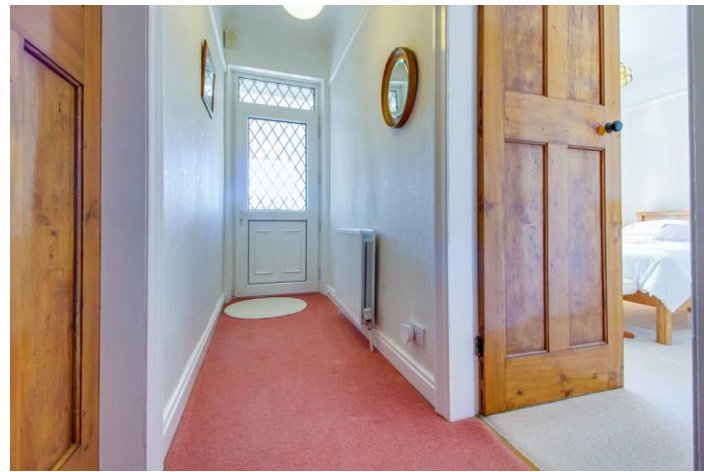


- Bay fronted detached
- Two storeys
- Versatile three bed interior
- Garage & gardens

Acre Lane, Meltham, Holmfirth, HD9 4DH

Offers over £385,000

An attractive bay fronted and extended three bedroom detached with gardens, garage and elevated views close to regarded Meltham village.



PROPERTY DESCRIPTION

Located on the fringes of open countryside and nearby golf course yet only a short distance from the varied shops, schools and amenities of Meltham village is this attractive bay fronted detached property. Affording versatile and deceptively spacious two storey accommodation which may well suit a variety of buyers including the young family or indeed downsizer.

Being well presented and maintained throughout to include gas central heating the accommodation briefly comprises: Entrance Porch, Hallway, Dining Room/Bedroom three, Principal Bedroom with spacious Jack 'n' Jill Bathroom with four piece white suite, Living Room with feature fireplace and folding doors to Conservatory, fitted Breakfast Kitchen and Utility. A useful Study/home office with turned staircase leads up to the Attic Bedroom having eaves storage, Velux style rooflights and door to Ensuite Shower room.

Externally, the property stands in a generous plot having gravelled well stocked front garden with driveway providing off street parking continuing to the side and leading to a detached garage with power, lighting and side access door. To the rear is a good sized garden having paved and gravelled areas, raised borders and decked areas all having views of the surrounding hills.

EPC: D

Council Tax: D

Tenure: Freehold

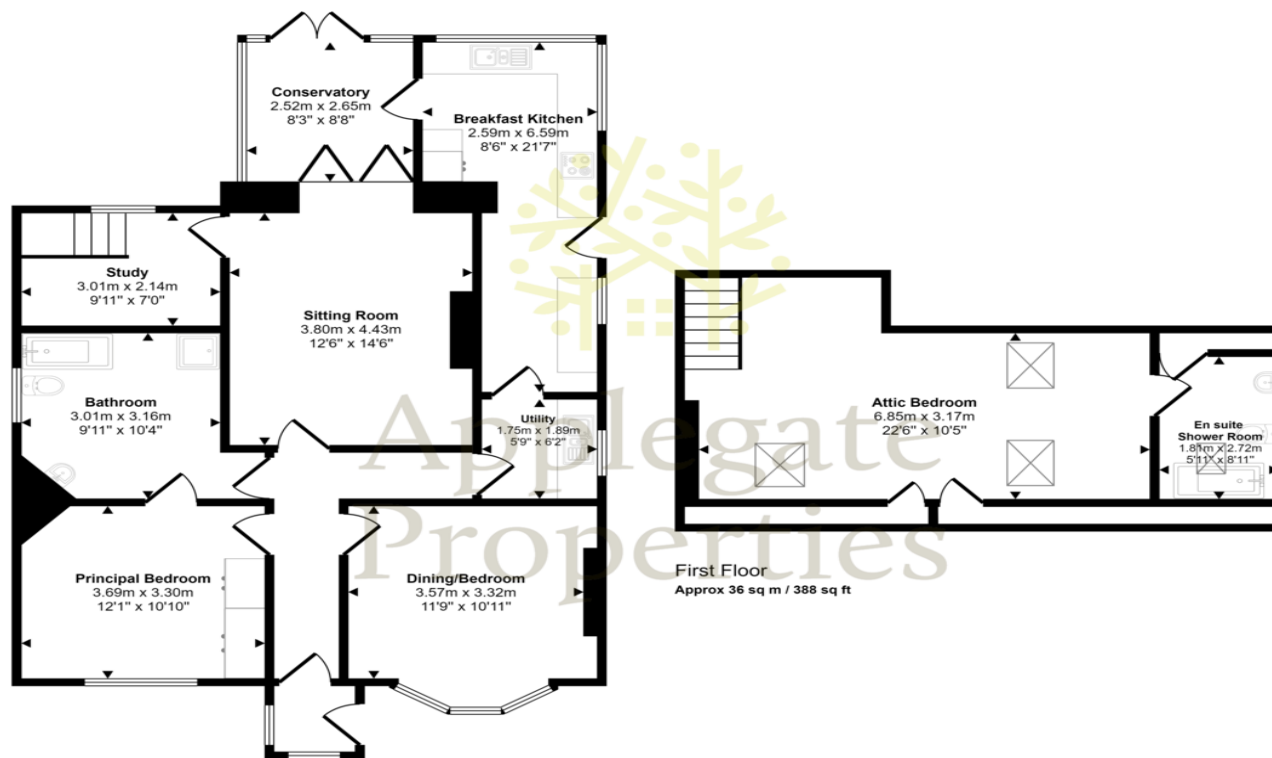
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact 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
133 sq m / 1435 sq ft



Ground Floor
Approx 97 sq m / 1047 sq ft

First Floor
Approx 36 sq m / 388 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		78 C
55-68	D	66 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

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