



Applegate
Properties



- Detached bungalow
- Extended to rear
- Three bedrooms
- Generous gardens

Cheviot Avenue, Meltham, Holmfirth, HD9 4DW

Offers in the region of: £250,000

A spacious and extended three bedroom detached bungalow with generous gardens, driveway and carport in popular residential area of Meltham.



PROPERTY DESCRIPTION

Being of potential interest to a variety of buyers including the young family or those looking for one-level accommodation is this spacious and extended three bedroom detached bungalow. Having had recent improvements including new roof and re-wiring the property is well presented and located in a popular residential area close to regarded schooling and the varied amenities of Meltham village.

Having gas central heating the accommodation comprises: side Entrance Hall with useful storage and loft access, spacious through Living Room with front Entrance Porch off, extended Dining Kitchen with modern units and French doors to garden, Three Bedrooms (two being large doubles) and Shower room furnished with a modern three piece white suite. Externally, the property has generous driveway parking to the front with further covered carport parking. Whilst to the rear can be found a good sized rear garden being mainly laid to lawn with established borders, patio seating area and useful timber shed. No vendor chain.

EPC: C

Tenure: Freehold

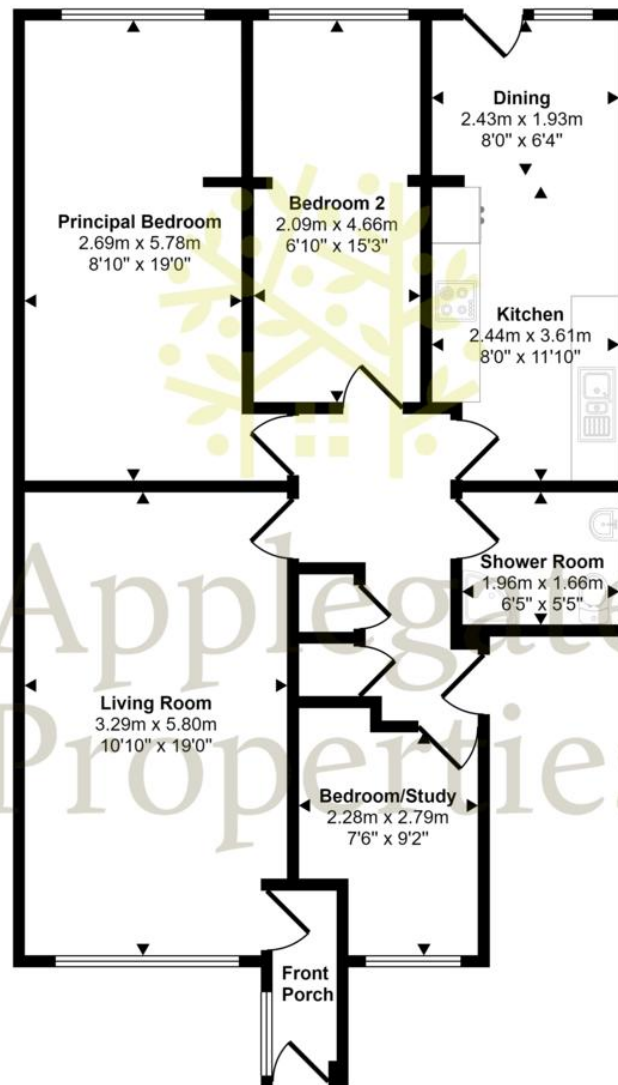
Council Tax: D

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
82 sq m / 879 sq ft



Floorplan

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		84 B
69-80	C	69 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

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