



Applegate
Properties



- Modern mid townhouse
- Three storey
- Three bedrooms
- Undercroft garage and garden

Lower Mill Mews, Meltham, Holmfirth, HD9 5AD

Guide Price; £240,000 - £250,000

A beautifully presented three-storey townhouse on the outskirts of Meltham, offering easy access to open countryside while remaining close to local amenities. This superb three-bedroom mid-townhouse features a generous layout, stylish interiors, and practical design, making it an excellent choice for a range of buyers.



PROPERTY DESCRIPTION

The property opens into a welcoming hallway with stairs to the first floor. A cloakroom/W.C. is positioned off the upper hall, ideal for guests. The ground floor boasts a bright open-plan living and dining area, creating a sociable space for modern living. The adjoining kitchen is well-equipped with contemporary units, offering ample storage and workspace. A useful utility room completes the first floor.

The second floor offers a spacious landing leading to three well-proportioned bedrooms, each filled with natural light. The modern house bathroom features a contemporary three-piece white suite. The loft being part boarded with retractable loft ladder.



Externally, the property benefits from undercroft open garage parking with further large store room/home office offering versatile uses. The well-maintained garden provides space for outdoor relaxation and entertaining.

This exceptional home combines space, style, and a sought-after location, making it an attractive opportunity for buyers looking to enjoy both village and countryside living. Viewing is highly recommended to appreciate all this property offers.

EPC: C

Council Tax: C

TENURE: Leasehold - on a 999 year lease from 2007 subject to a ground rent of £180pa and service charge of £60 pa. (Our client has been offered to purchase the freehold recently).

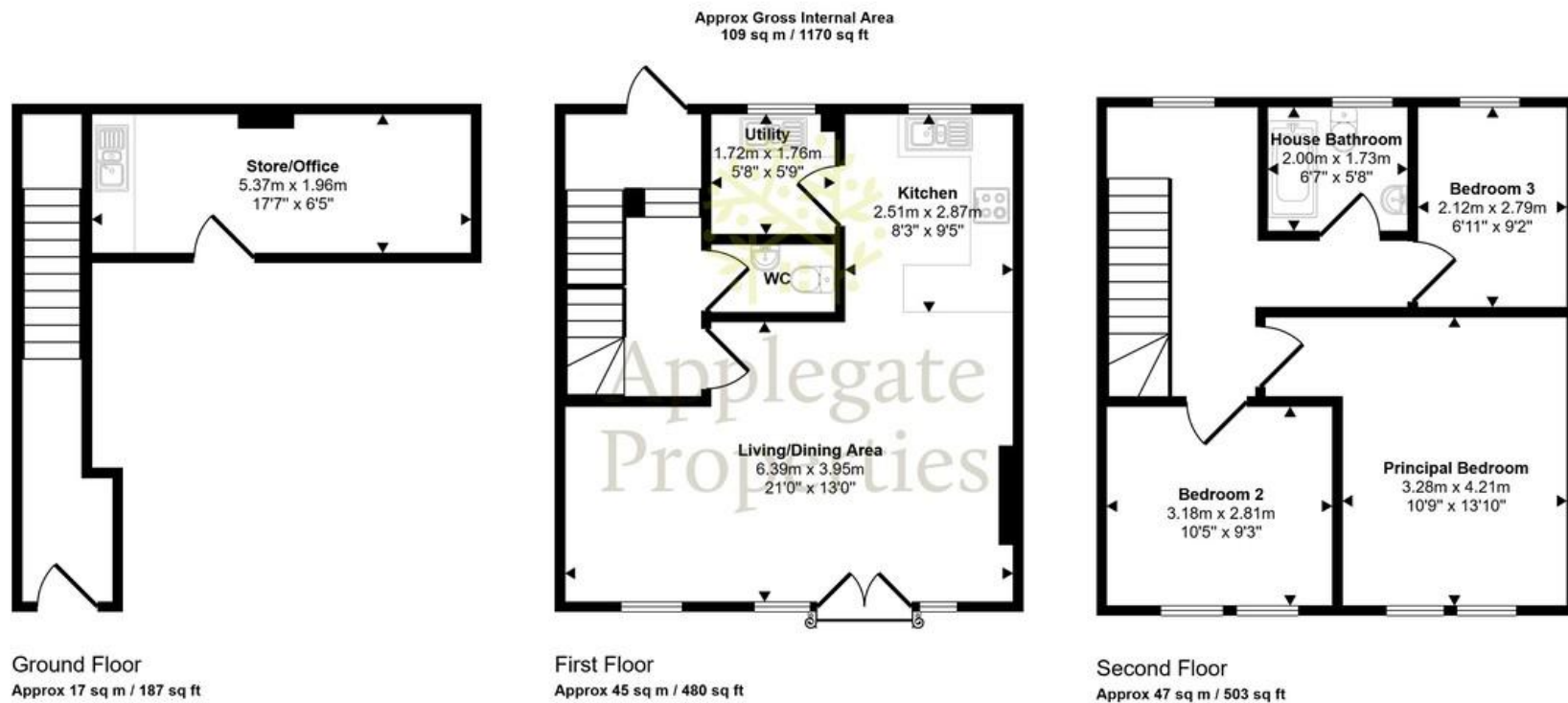
MATERIAL INFORMATION: We understand that this property is connected to mains water and drainage, mains electricity and gas.

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.









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		87 B
69-80	C	73 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

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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

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