



cornerstone
ESTATE AGENTS

Towngate Fold
Meltham, Holmfirth



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Offers In Region Of £265,000

CORNERSTONE ESTATE AGENTS ARE DELIGHTED TO PRESENT THIS BEAUTIFULLY MAINTAINED FOUR-BEDROOM, MID-TERRACED PROPERTY WITH OFF-ROAD PARKING, LOCATED JUST A SHORT DISTANCE FROM THE TOWN CENTER IN A HIGHLY SOUGHT-AFTER DEVELOPMENT OF SIMILAR HOMES.

This property offers a thoughtfully designed layout, starting with a welcoming entrance hall that features a spacious understairs storage cupboard, a convenient downstairs WC, and access to the integral garage. The ground floor also boasts a generous dining kitchen, complete with double doors that open out to the rear garden, creating an ideal space for both indoor and outdoor entertaining.

On the first floor, you will find a large and inviting living room, two well-proportioned bedrooms, and a family bathroom. The second floor offers a private retreat with the main bedroom, which includes an en-suite shower room, along with an additional double bedroom, perfect for guests or family members.



Externally, the property benefits from a block-paved driveway at the front, providing ample parking, and a rear garden featuring a well-maintained lawn and gated access.

Situated in an excellent location, this home is just a stone's throw from the center of Meltham, offering easy access to local amenities and highly regarded schools, making it an ideal choice for families and professionals alike.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band C

EPC: C

What3Words: excavated.onwards.genetics

Parking: On Drive

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Available

Mobile Coverage: 4G Available - check with your provider.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





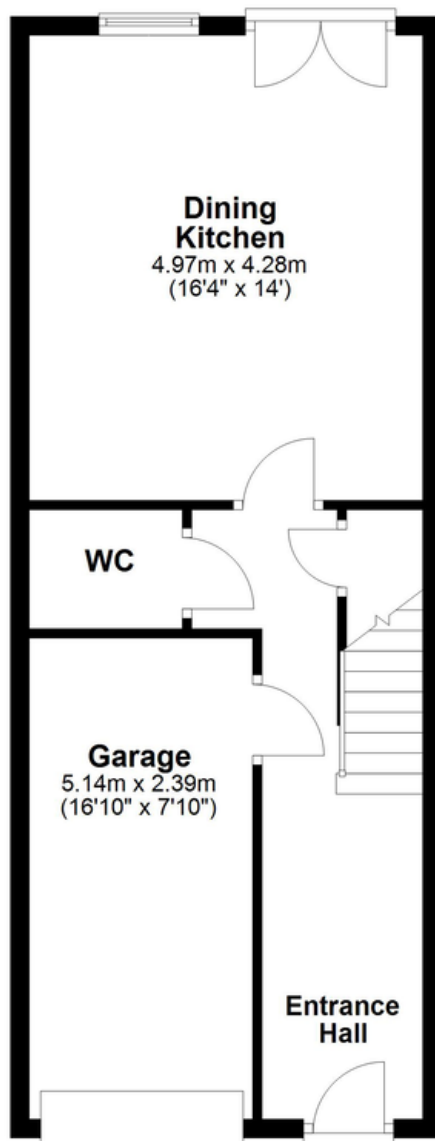




| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

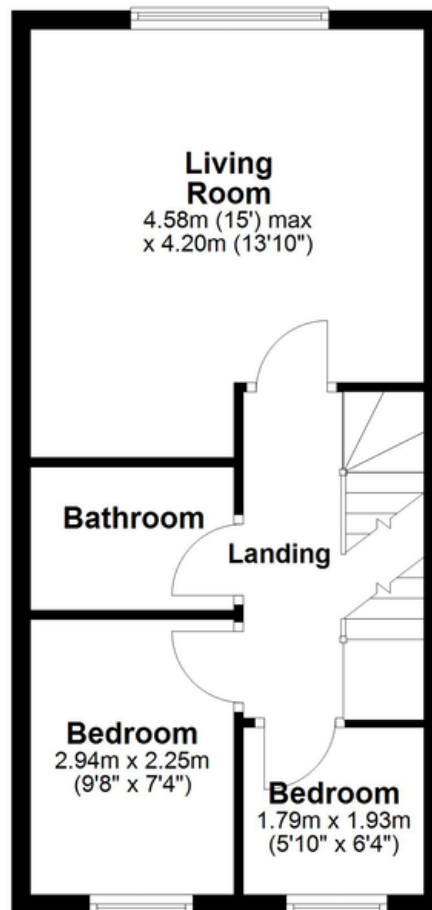
Ground Floor

Approx. 48.7 sq. metres (523.8 sq. feet)



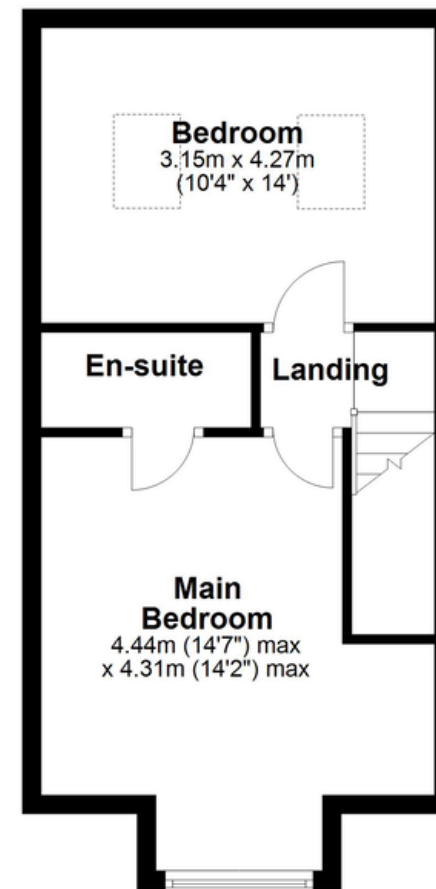
First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Second Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



Total area: approx. 124.4 sq. metres (1338.7 sq. feet)