





Lower Hey Meltham, HOLMFIRTH

Offers In region Of £

THIS BEAUTIFULLY PRESENTED 3 BEDROOM MID TERRACE PROPERTY HAS A MODERN NEUTRAL THEME THROUGHOUT AND INCLUDES A MODERN FITTED KITCHEN AND BATHROOM WITH CONTEMPORARY WHITE SUITE. THE PROPERTY COMPRISES OF :- ENTRANCE HALL, KITCHEN, DINING ROOM, LOUNGE, 3 BEDROOMS AND HOUSE BATHROOM. EXTERNALLY THERE IS AN OPEN PLAN LAWNED GARDEN TO THE FRONT OF THE PROPERTY AND A LOW MAINTENANCE GARDEN TO THE REAR.

ENTRANCE HALL

An obscured glass door opens to hallway, having archway leading to kitchen and stairs rising to first floor.

KITCHEN

A fitted kitchen with modern fitted units, incorporating an integrated oven and hob. A window to the rear provides an outlook over the garden and a door provides access. Door leading through to the dining room.

LOUNGE

A good size lounge, tastefully styled with neutral tones. A sizeable double glazed window creates

a light and airy feel and an outlook to the front of the property.

DINING ROOM

A great room for entertaining friends and family. Archway leads to the lounge and sliding patio door provides access to the rear garden

LANDING

Doors lead to bedrooms, bathroom and provides access to the loft.

BEDROOM 1

A generous size double bedroom, situated towards the front of the property.

BEDROOM 2

Another double bedroom, having fitted wardrobes and pleasant semi rural views.

BEDROOM 3

A good size single bedroom with views over the front garden and countryside

BATHROOM

Having a contemporary fitted white suite comprising of a bath with shower over and glass screen, wc and wash hand basin with fully tiled walls, tiles to the floor and an obscured window providing natural light.



FRONT PF PROPERTY

Path leads to front door with lawned area to side

REAR GARDEN

A sizeable low maintenance rear garden, mainly flagged and paved with shrub borders. Also benefiting from brick built outhouse and garden shed.

ADDITIONAL INFORMATION

Council Tax: A

EPC: D

Tenure: Freehold

Parking: On Road Parking

UTILITIES

Electric:Mains

Gas:Mains

Water:Mains

Heating:Gas

Broadband:Full Fibre Broadband

Mobile Coverage: 4G

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.



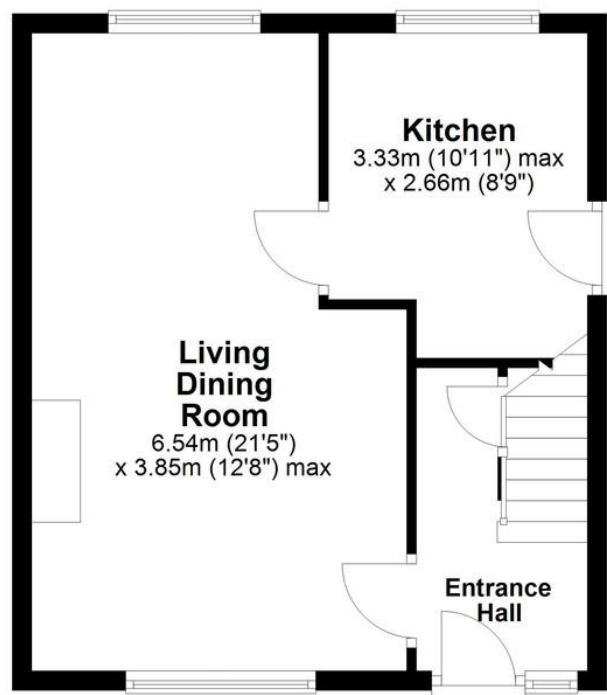




Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

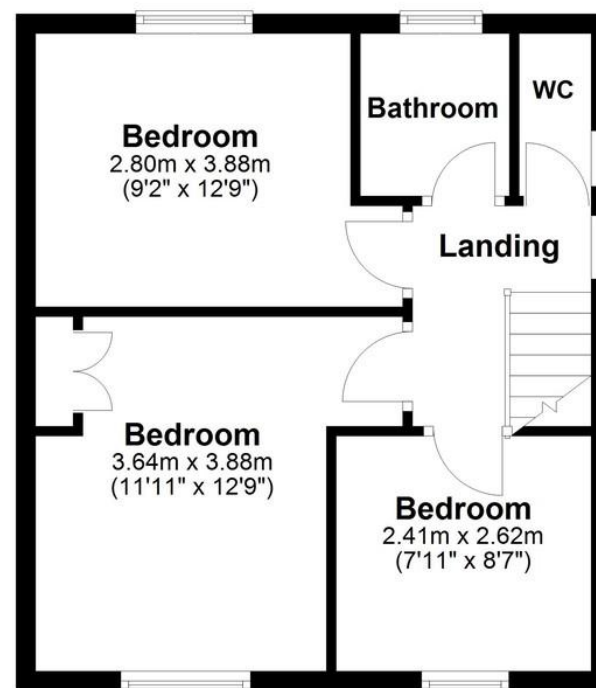
Ground Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



Total area: approx. 74.7 sq. metres (803.6 sq. feet)