



44 Moorlands Rise
Meltham, Holmfirth, HD9 5NA

UNFURNISHED: A three bedroom detached house in this quiet, sought after location with off road parking and enclosed rear garden. Available immediately the property comprises entrance hall, kitchen with wall and base units, large fridge, gas oven and plumbing for a washer. Lounge / dining room with electric fire and laminate flooring. To the first floor are three bedrooms (two double) and a bathroom with a shower over the bath. Garden to front and rear. Gas Central Heating and off road parking. Available NOW.

£800 Per Calendar Month

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- THREE BEDROOM DETACHED FAMILY HOME
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- COUNCIL TAX BAND C
- OFF ROAD PARKING AND ENCLOSED REAR GARDEN
- AVAILABLE NOW
- DEPOSIT £800
- NEWLY DECORATED AND CARPETED THROUGHOUT
- GARAGE NOT INCLUDED

Entrance

Kitchen

9'4" x 8'2" (2.84m x 2.49m)

Lounge

16'2" x 11'2" (4.93m x 3.40m)

First Floor

Bedroom 1

10'3" x 8'3" (3.12m x 2.51m)

Bedroom 2

8'8" x 8'3" (2.64m x 2.51m)

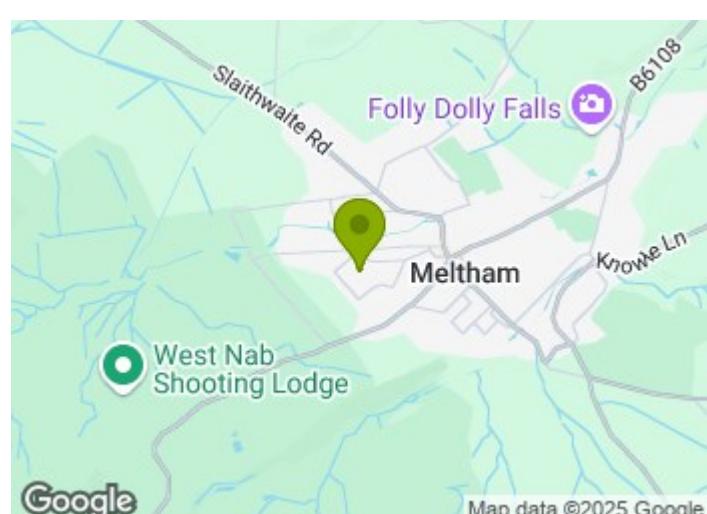
Bedroom 3

7'10" x 6'11" (2.39m x 2.11m)

Bathroom

7'9" x 5'5" (2.36m x 1.65m)

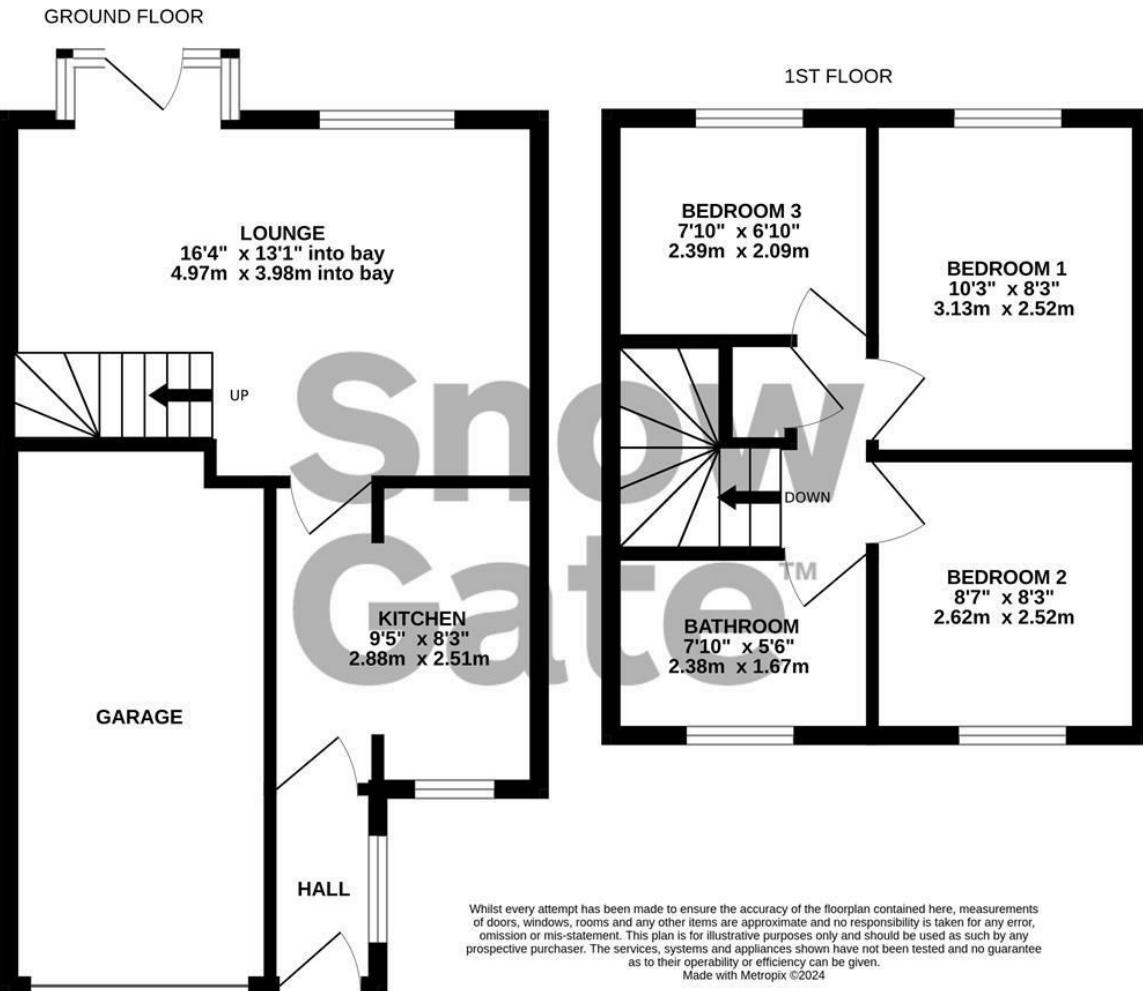
Garden and parking



Directions

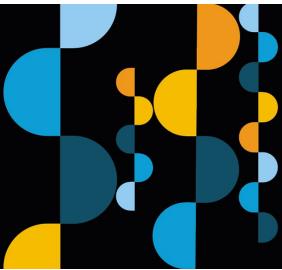


Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	62	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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