



Snow Gate™

Estate
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3 Deer Hill Court

Meltham, Holmfirth, HD9 5LX

A two bedroom ground floor apartment in this low density development. Finished to a high standard with quality fixtures and fittings throughout with open plan living accommodation a short walk from the local village amenities. The property has gas central heating, double glazing and an alarm. Comprises spacious hallway, open plan living/dining kitchen, two good sized bedrooms, master with glazed door to a paved sitting area and a bathroom. Off road parking and lawned shared garden.

NO VENDOR CHAIN.

O.I.R.O £125,000

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- TWO BED GROUND FLOOR APARTMENT WITH OFF ROAD PARKING
- OPEN PLAN LIVING/DINING KITCHEN
- NEUTRAL THROUGHOUT WITH CONTEMPORARY FIXTURES & FITTINGS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GLAZED DOOR OFF THE MASTER BEDROOM TO A PAVED SITTING OUT AREA
- CLOSE TO LOCAL AMENITIES - VENDOR CHAIN

Entrance

Lounge/Dining Kitchen

25'1" x 11'6" (7.65m x 3.51m)

Bedroom 1

12'5" x 10'2" (3.78m x 3.10m)

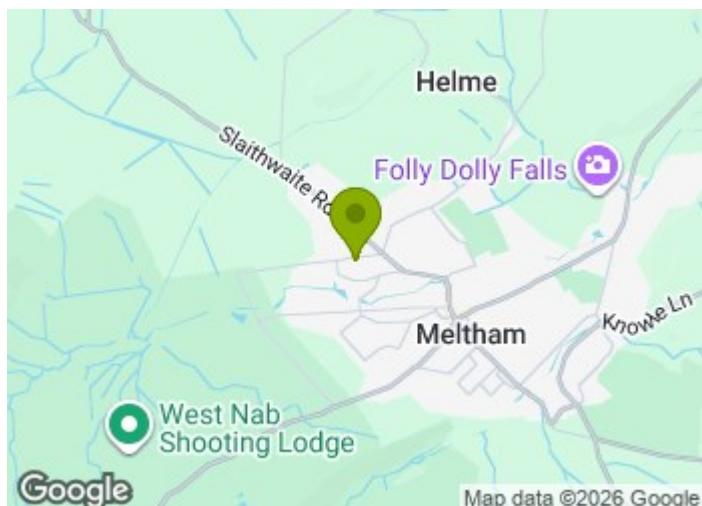
Bedroom 2

7'5" x 7'5" (2.26m x 2.26m)

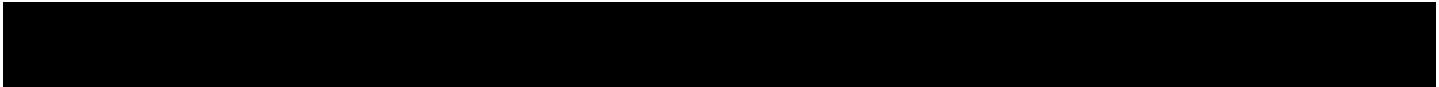
Bathroom

7'5" x 5'1" (2.26m x 1.55m)

Parking and Gardens



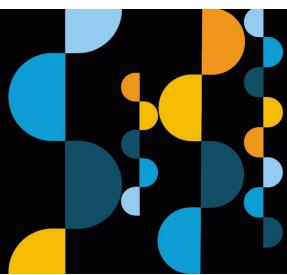
Directions



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	Projected	Current
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	76	77	(69-80) C
(55-68) D			(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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