



Snow Gate™

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4 Helme Lane

Meltham, Holmfirth, HD9 5PF

A very special and spacious two double bedroom cottage just above the heart of Meltham with a huge yard to the rear with four outbuildings ideal for storage/workshops and loads of off road parking. The property has plenty of character with fireplaces and beamed ceilings. The accommodation briefly comprises entrance lobby, dining room/family room, lounge, farmhouse kitchen, basement storage, two double bedrooms, bathroom, sheltered outside sitting area, huge yard to rear for off road parking with four timber outbuildings. MUST BE SEEN.

O.I.R.O £245,000

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- A BEAUTIFUL TWO BEDROOM COTTAGE WITH WORKSHOPS TO REAR
- FARMHOUSE STYLE KITCHEN AND LARGE BASEMENT STORE/LARDER
- IMMACULATE THROUGHOUT WITH PLENTY OF CHARACTER AND FAR REACHING VIEWS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- ACCOMMODATION OVER THREE FLOORS AND TWO RECEPTION ROOMS
- ENCLOSED REAR YARD WITH OFF ROAD PARKING FOR HALF A DOZEN VEHICLES

Entrance

Dining/Family Room

15'2" x 11'10" (4.62m x 3.61m)

Lounge

14'7" x 11'11" (4.45m x 3.63m)

Lower ground floor Dining Kitchen

14'8" x 11'11" (4.47m x 3.63m)

Cellar/Store

9'11" x 9'0" (3.02m x 2.74m)

First Floor Landing

Master Bedroom

14'8" x 11'3" (4.47m x 3.43m)

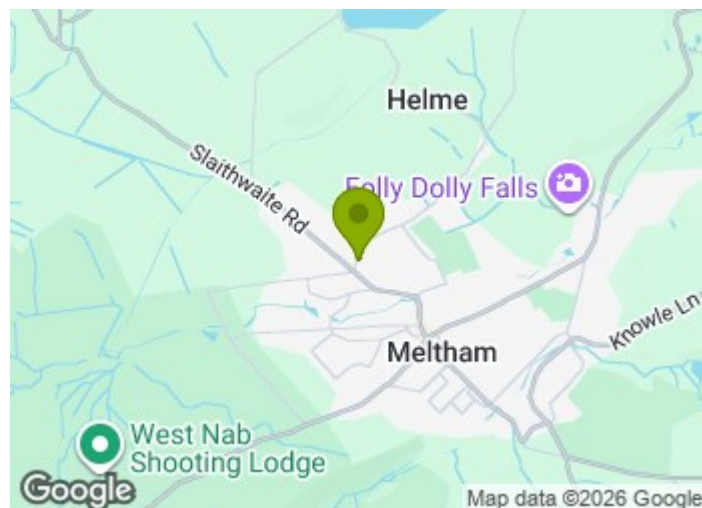
Bedroom 2

12'8" x 8'2" (3.86m x 2.49m)

Bathroom

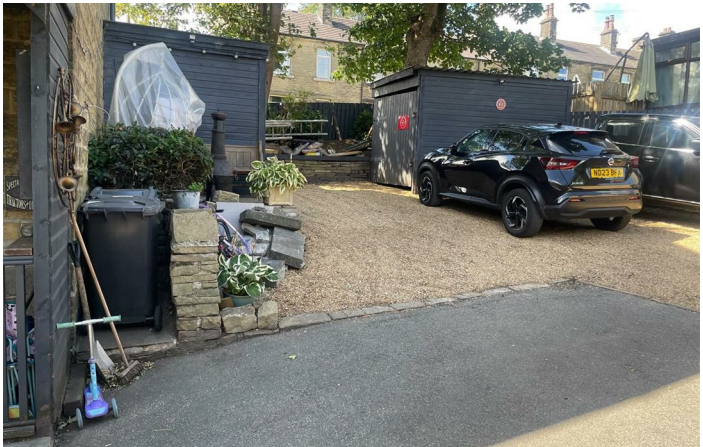
9'0" x 6'1" (2.74m x 1.85m)

Huge rear yard and outbuildings

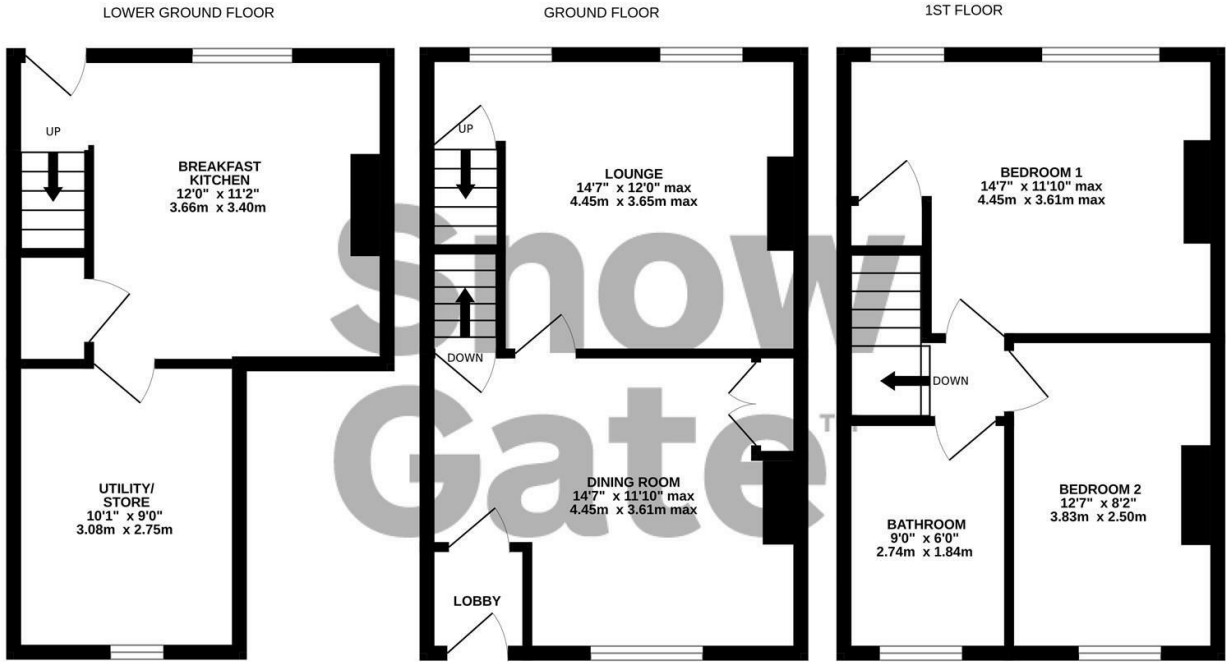


Directions

From the centre of Meltham head down Station Street, then bear left at the roundabout and head up Slaithwaite Road. Continue up the hill and then turn right onto Helme Lane. The property will be found on the right hand side.

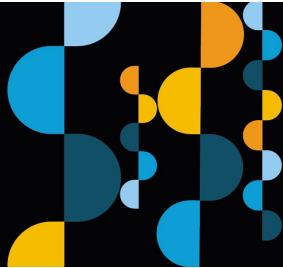
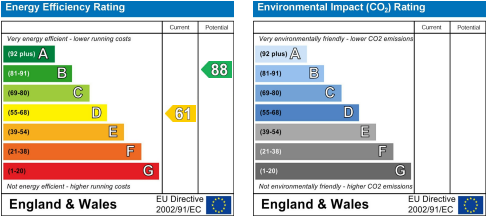


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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