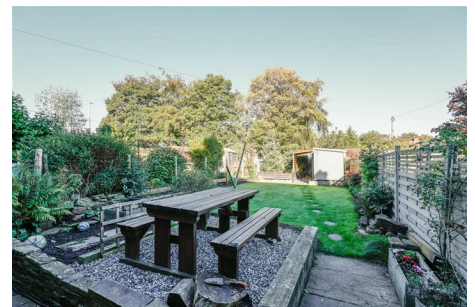
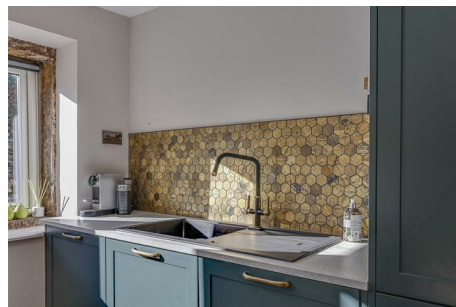




118 Newgate Lane off Huddersfield Road

Meltham, Holmfirth, HD9 4AG

A beautiful stone cottage filled with character tucked away off the heart of Meltham village with two/three bedrooms and enclosed rear garden. The property benefits from a newly fitted kitchen and double glazed windows/doors with a stone inglenook fireplace housing the log burning stove. A perfect blend of original character this grade II listed home features exposed stone, wooden beams and stone mullion windows with contemporary kitchen and bathroom. The property briefly comprises open plan living dining kitchen with utility cupboard, two first floor bedrooms and bathroom plus huge loft room. Externally there is a long rear garden with home office/shed and to the front there is off road parking for one vehicle.

Ideally situated for easy access to the local amenities and close-by to the stunning open countryside.

£250,000

118 Newgate Lane off Huddersfield Road

Meltham, Holmfirth, HD9 4AG

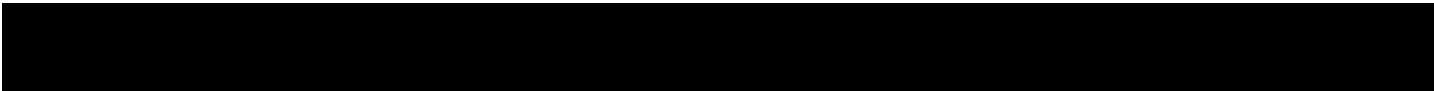


- TWO/THREE BEDROOM CHARACTERFUL STONE COTTAGE
- TUCKED AWAY OFF THE HEART OF MELTHAM VILLAGE
- BLEND OF ORIGINAL FEATURES WITH CONTEMPORARY FIXTURES & FITTINGS
- OPEN PLAN LIVING ACCOMMODATION WITH BRAND NEW KITCHEN
- TWO FIRST FLOOR BEDROOMS PLUS HUGE LOFT ROOM
- ENCLOSED REAR GARDEN WITH HOME OFFICE

Entrance	Master Bedroom	Garden and Home Office
Kitchen	9'11 x 12'3 (3.02m x 3.73m)	Parking
Utility Cupboard	Bedroom 2	
Living Area	7'10 x 12'3 (2.39m x 3.73m)	
First Floor Landing	Bathroom	
	Loft Room	
	18'1 x 18'1 (5.51m x 5.51m)	

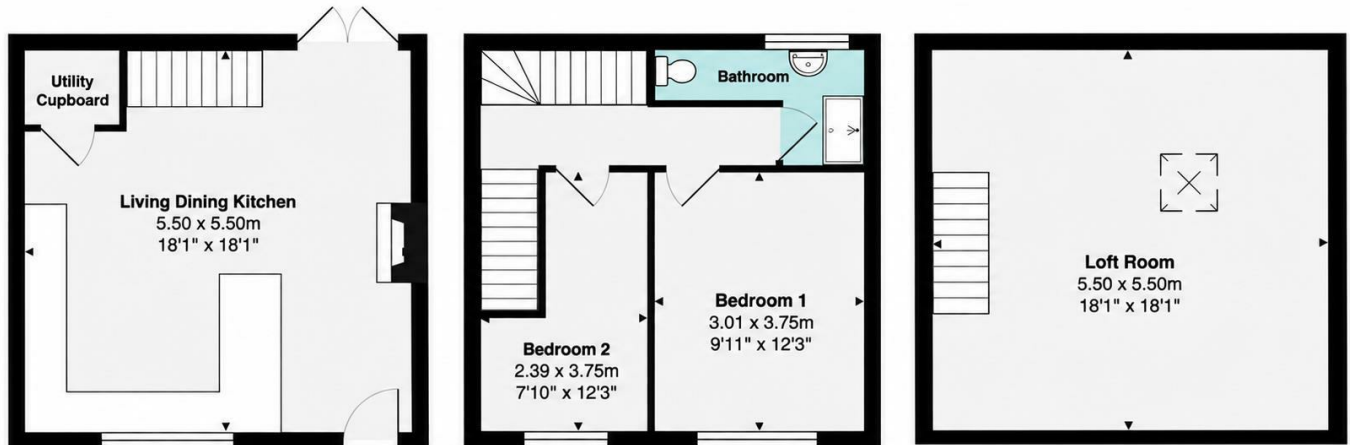


Directions
what3words address to help you find this specific location - teardrop.disputes.lights





Floor Plan



Huddersfield Road, Meltham, Holmfirth, HD9 4AG

Total Area: 90.7 m² ... 977 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.
The plan is for illustrative purposes only and should be used as such.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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