



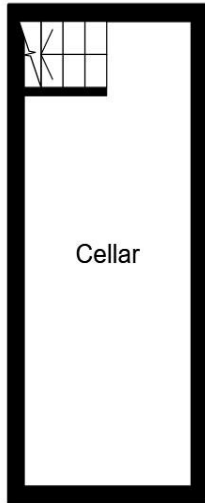
Golcar Brow Road, Meltham Holmfirth HD9 5LD

welcome to

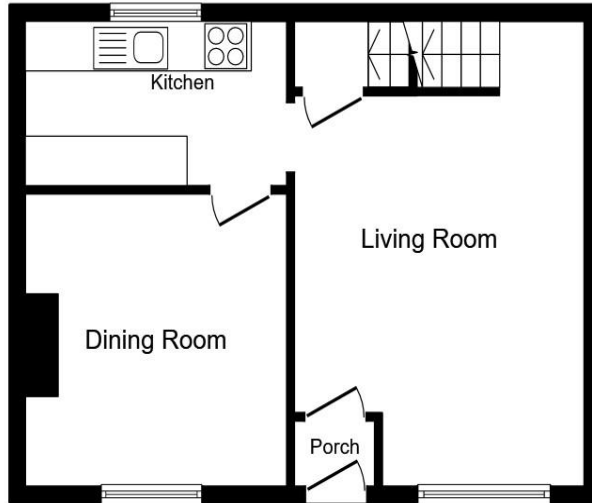
Golcar Brow Road, Meltham Holmfirth

NO UPPER CHAINCHARMING THREE BEDROOM DOUBLE FRONTED THROUGH BY LIGHT END COTTAGE, WITH POTENTIAL FOR RENOVATION, WITH PLENTY OF CHARACTERFUL FEATURES. SPACIOUS ACCOMMODATION WITH TWO RECEPTION ROOMS AND USEFUL CELLAR. GARDEN/PARKING TO THE FRONT. SITUATED IN THE VILLAGE OF MELTHAM.

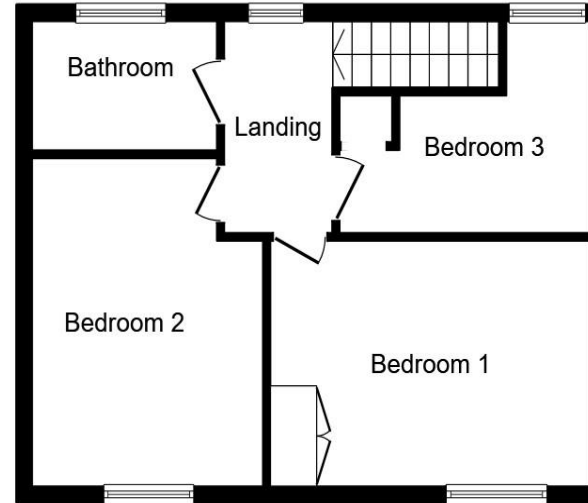




Cellar



Ground Floor



First Floor

Summary

Porch

Lounge

14' 11" x 11' 10" (4.55m x 3.61m)

Dining Room/Second Reception

11' 6" x 11' 4" (3.51m x 3.45m)

Kitchen

8' x 6' 3" (2.44m x 1.91m)

Landing

Bedroom One

Bedroom Two

12' 5" x 9' 10" (3.78m x 3.00m)

Bedroom Three

10' 8" x 8' 5" (3.25m x 2.57m)

Bathroom

External

Foot Note

Total floor area 93.0 m² (1,001 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Golcar Brow Road, Meltham Holmfirth

- ***NO UPPER CHAIN***
- Double Fronted End Cottage
- Three Bedrooms
- Two Reception Rooms
- Potential Renovation Project

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in the region of

£190,000



directions to this property:

Leave Holmfirth via Greenfield Road and proceed until you reach the Ford Inn. Turn right into Thick Hollins Road and follow the road down, taking the first left turning into Netherthong Road. Follow this road down to the bottom and turn left again. Proceed on this road through Meltham village centre past Morrisons, where the road then becomes Slaithwaite Road. Take the first turning left into Golcar Brow Road, where the property can then be found on the left hand side, clearly identified by the For Sale board.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HMF108746



Property Ref:
HMF108746 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk