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**Wrigley Hall, Holmfirth Road, Meltham
Holmfirth, Yorkshire**

£575 Per month

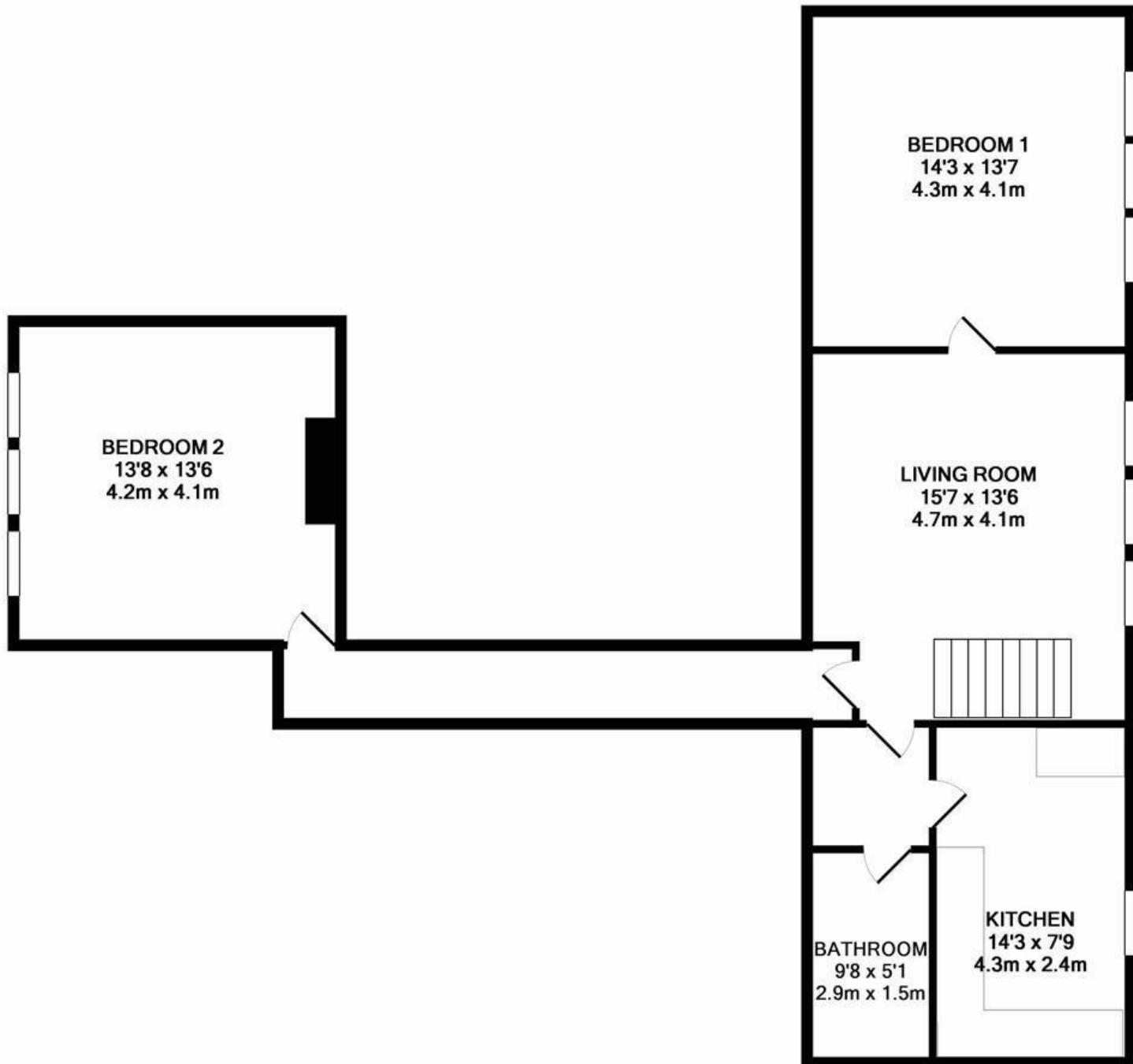
Located on the edge of the Holme Valley, within a short distance of Meltham village, is this sympathetic, period conversion, of this fine old stone built building. The property, is within a short distance of Meltham village centre with its various amenities, shopping facilities and supermarkets and within access of Holmfirth and a short distance to Huddersfield town centre.

Set to the lower ground floor, of this impressive period built detached building, is this spacious, two bed roomed, apartment worthy of internal inspection. There is a communal entrance vestibule, inner hallway and has ample parking externally, as well as communal grounds. The property may well prove suitable to the professional couple looking to access the aforementioned amenities.

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Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Details

Living Room

This room has a vaulted ceiling with three uPVC double glazed windows to the front elevation. There is a tiled effect floor running throughout along with various power points. This room is also home to the LG inverter unit. A timber panelled door then takes us through to bedroom one.

Bedroom One

Being of a particularly good size, this double bedroom has spot lamps to the ceiling along with two wall light points and a continuation of the aforementioned tiled effect flooring. There is a set of walk in wardrobes along with an electric wall heater and three uPVC double glazed windows provide light from the front elevation.

Bedroom Two

From the living room, a timber panelled door leads to a passageway which leads to bedroom two. This double room enjoys a ceiling light point along with tiled effect flooring. There is a vaulted ceiling area along with three uPVC double glazed windows to the side elevation. The focal point of this room is this stone fire surround which is home to an electric fire.

Shower Room

Having a vaulted ceiling with tiled walls and exposed stone flagged floor, this modern white suite comprises; low flush WC, a pedestal hand basin with a chrome Monobloc tap over and wet room-esque shower tray with a glass side panel, which is home to a Mira electric shower. There is an extractor fan along with a ceiling light point.

Kitchen

The kitchen comprises; a range of modern base cupboards, drawers, granite style roll edge work tops with tiled splashbacks and matching wall cupboards over. There are integrated appliances including a split level hob and oven with an overlying extractor fan, plumbing for an automatic washing machine and a breakfast bar. There are spot lamps to the ceiling and tiled effect flooring.

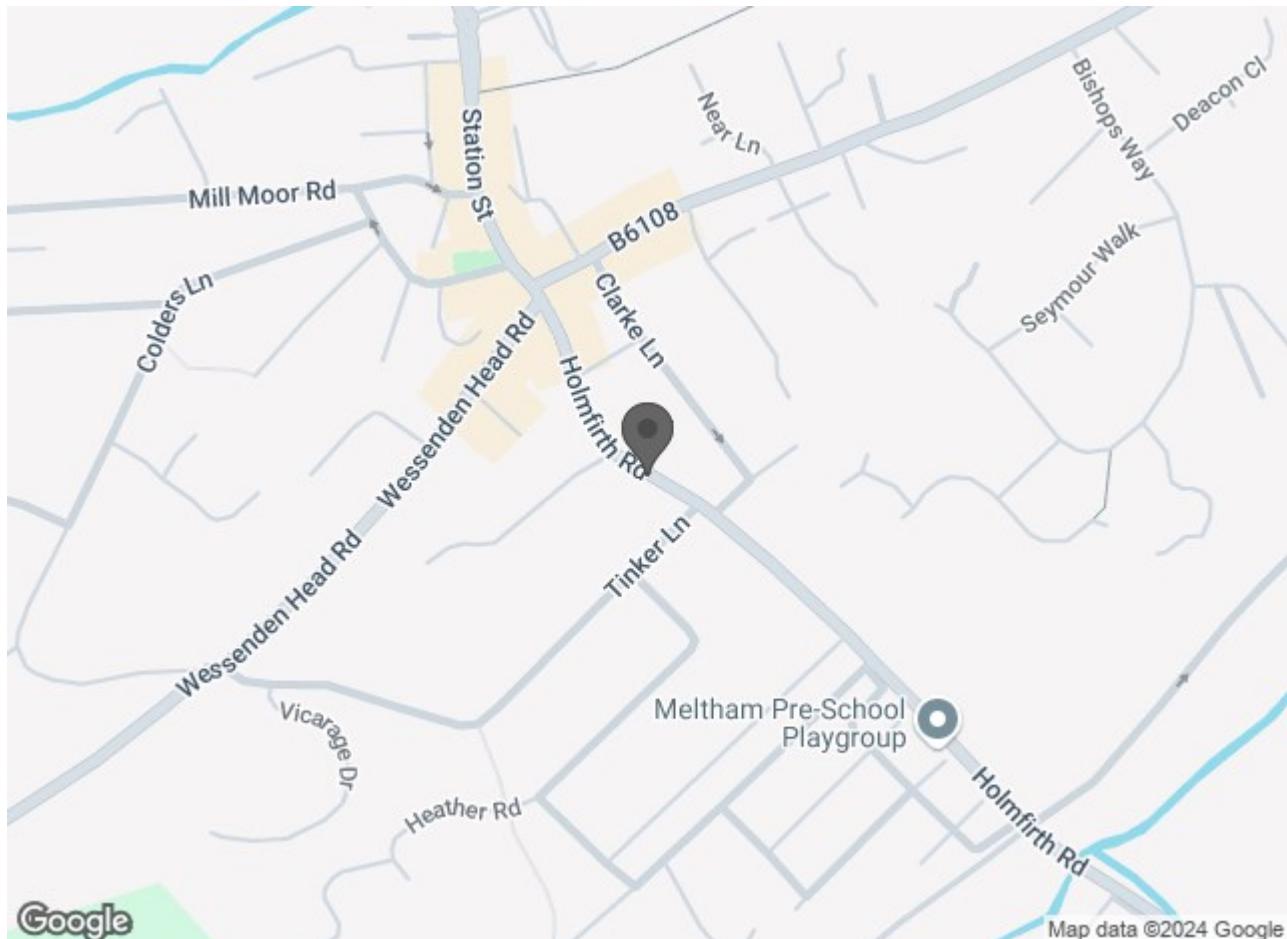
External Details

Externally there is a communal garden area to the front elevation with flagged patio and off road parking via a pebbled courtyard.

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Directions



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ESTATE AGENTS

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Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.