

**Auction**

4 bed cottage to buy in HD9

Crosland Edge, Meltham, Holmfirth, West Yorkshire, HD9 5RS

£590,000

 Starting Bid

 x 4  x 2  x 3

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Situated just out of Helme at Crosland Edge
- ✓ Three Bedroom Detached Cottage and One Bedroom Detached Annexe with Garage Beneath
- ✓ In a Woodland Setting on the Hillside above Meltham

Key Information

- ✓ Council Tax: Band I
- ✓ EPC Rating: G
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Approached via large stone gates along a long winding driveway, Wild Brow is something rather unique.

A three bedroom detached cottage requiring renovation, together with a single storey one bedroom annexe with a garage beneath.

Requiring investment and a full programme of renovation and development, but with the opportunity for a buyer with imagination to create something special.

The location at Crosland Edge is much sought after.

Surrounded by local countryside, Crosland Edge plays host to some impressive homes of significant value. Located between Helme Village, Meltham and South Crosland, this is an accessible rural locality, not far from Blackmoorfoot Reservoir.

It's an excellent setting for those who enjoy the outdoors but require everyday convenience.

Our clients' family have owned the property for many years. It is on three titles - 2 registered and one not. We have included plans and outlines in these images and hope they are useful. The property does not appear on a conservation area map, nor are the trees covered by TPO's, indeed our clients planted many of them. The property is in a greenbelt setting of high landscape value - please note the presence of public footpaths.

Please view our 3D tour, and floorplans prior to viewing. Note: The location of the buildings on the 3D tour Dollhouse is not to scale or position.

Buyers will require a significant extra budget to purchase the property, which is being offered for sale by on-line auction/secure sale via

Our clients are conducting their own viewings, which are strictly by appointment - please do not visit the property without an appointment.

Health and safety note. Whilst the property is occupied daily, it is advisable for viewers not to bring along children to the viewings as there are uneven surfaces which will be slippery when wet. Sensible footwear should be worn.

Mains electricity and water are connected. Solid Fuel Back Boiler and Electric Immersion Heater. Each property has its own septic tank (private Drainage). The property is not adapted for disabled living.

Council Tax Band is B. The property is Freehold.

The sellers will require 28 days between offer acceptance/exchange of contracts and completion.

Council Tax Band: I

Tenure: Freehold

Price: Starting Bid £590,000

Property Type: Cottage

Parking: Driveway & Garage

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

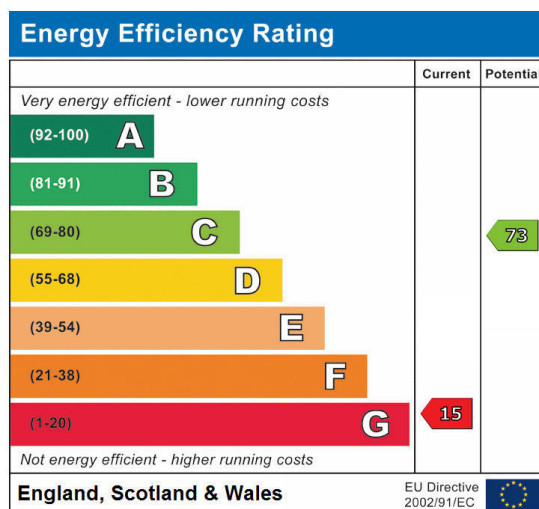
Water: Direct mains water

Water meter: No

Sewerage: Septic Tank

Air conditioning: No

Mobile signal coverage: Good



Crosland Edge, Meltham, Holmfirth, West Yorkshire, HD9 5RS

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510,
north@pattinson.co.uk, www.pattinson.co.uk**

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.

