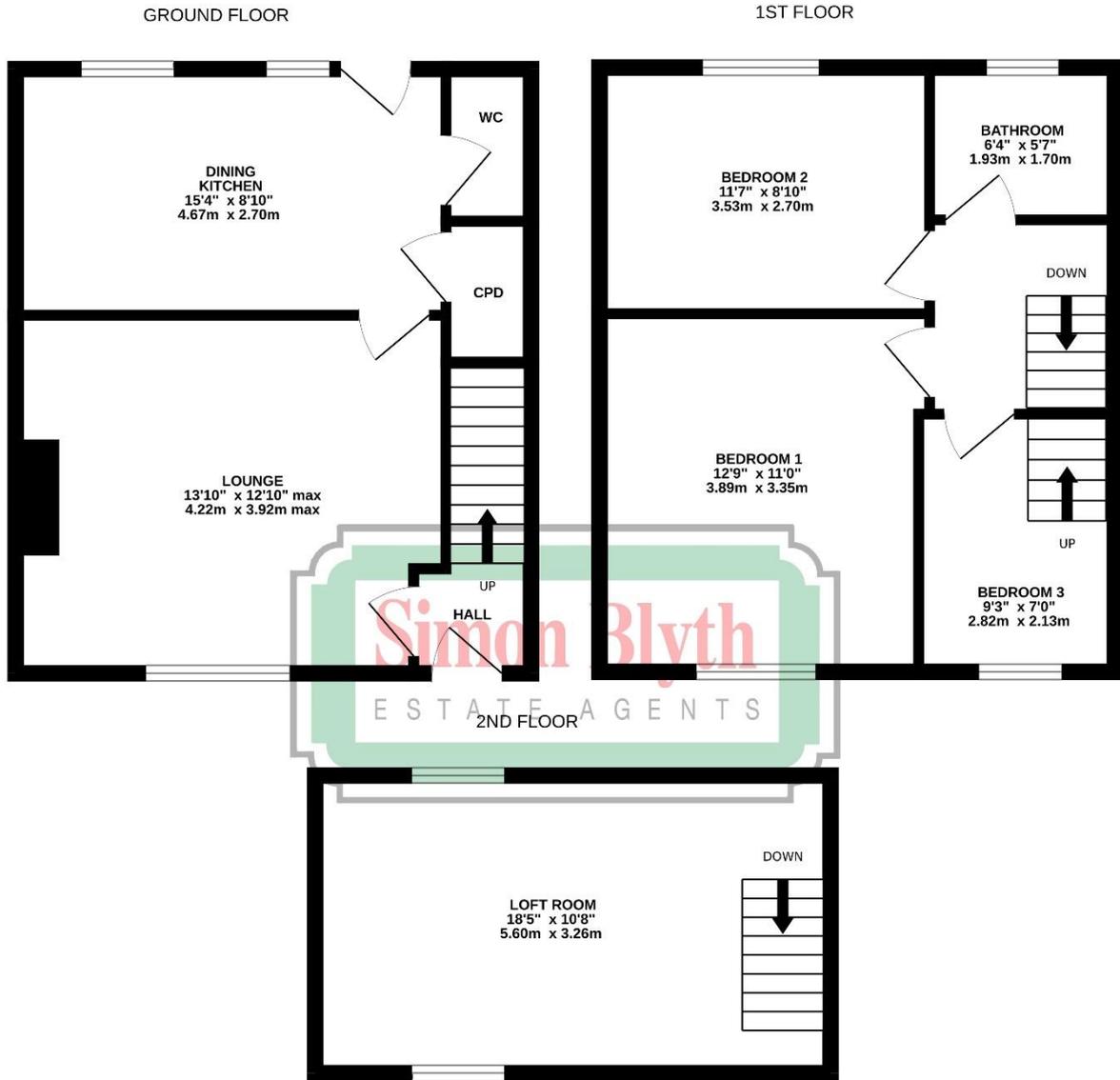




**DERWENT ROAD, MELTHAM, HOLMFIRTH, HD9 4HD**



DERWENT ROAD

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## PROPERTY DESCRIPTION

SITUATED IN A QUIET, TUCKED AWAY POSITION IS THIS STONE CONSTRUCTION, THROUGH TERRACE, FAMILY HOME SITUATED IN THE POPULAR VILLAGE OF MELTHAM. WITH PERIOD CHARM AND CHARACTER FEATURES AND ENJOYING SPACIOUS ACCOMMODATION ACROSS THREE FLOORS. IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance, spacious lounge, and dining kitchen to the ground floor. To the lower ground floor there are two useful cellar rooms. To the first floor there are three bedrooms, and the house bathroom. To the second floor there is a useful loft room which offers generous proportioned and flexible accommodation. Externally to the front there is a hardstanding for off street parking, and a generous lawn garden. To the rear is a low maintenance, enclosed paved yard with stone shed for garden storage.

**Offers Around £250,000**

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## ENTRANCE HALLWAY

The hallway has a multi-panel timber and glazed door with obscure glazed inserts to the rear elevation providing access to the rear gardens. There is a staircase rising to the first floor with wooden banister, a ceiling light point and radiator.

## LOUNGE

*Measurements – 13'10 x 12'10*

The lounge is a generous proportioned, light and airy reception room which features a bank of double-glazed mullioned windows to the rear elevation. There are fabulous, exposed timber floorboards, a central ceiling light point, radiator, and the focal point of the room is the inbuilt wall mounted, multifuel burning cast iron stove with attractive tiled hearth beneath. There is a bespoke glazed display cabinet inset into the alcove with useful draw units for storage.



## OPEN PLAN DINING KITCHEN

Measurements – 15'4 x 8'10

The open plan dining kitchen room enjoys a great deal of natural light, which cascades through the double-glazed bank of mullioned windows and additional double-glazed window to the front elevation. There are two ceiling light points, a horizontal ladder style radiator, vinyl tile flooring and multi panel timber doors provide access to the downstairs w.c and enclose the staircase descending to the lower ground floor and leading to the lounge.

The kitchen features a range of fitted wall and base units with complementary rolled edge work surfaces over which incorporate a single bowl, stainless steel sink and drainer unit with Chrome mixer tap. The kitchen is equipped with a four ring, gas hob and space for a tall standing fridge and freezer unit. There is plumbing and provisions for both an automatic washing machine and dishwasher, and there are tall pantry cupboards for additional storage. The kitchen features tile into the splash areas, fitted shelving and houses the wall mounted combination boiler.



## DOWNSTAIRS W.C

The vinyl tiled flooring continues through from the open plan dining kitchen room into the downstairs WC, which features a white two-piece suite comprising of a low-level WC with push button flush and a corner wash hand basin with tiled splashback. There is a radiator, ceiling light point, a double-glazed window with obscure glass to the front elevation.

## LOWER GROUND FLOOR

*Measurements – 11'7" x 11'7"*

To the lower ground floor, at the cellar head, shelving is in situ and a ceiling light point. A staircase descends to the lower ground floor where there are two separate rooms, ideal for additional storage and with lighting and power in situ. The first room measures, 16'2" x 7'5" and the second room measures 7'0" x 12'8"

## FIRST FLOOR LANDING

Taking the staircase from the hallway, you reach the first-floor landing which has beautiful multi panel timber doors providing access to three bedrooms and the house bathroom. There is a ceiling light point and wooden banister with spindle balustrade over the stairwell head.

## BEDROOM ONE

*Measurements – 12'9" x 11'0"*

Bedroom one, as the photography suggests is a generous proportioned light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed mullioned windows to the rear elevation with fantastic open aspect views, a central ceiling light point and radiator. There is a fitted wardrobe with hanging rail and shelf above and a useful, floor to ceiling built in cupboard with shelving and drawer unit beneath.



## BEDROOM TWO

Measurements – 11'7" x 8'10"

Bedroom two, again is a generous proportioned double bedroom which has ample space for free standing furniture. There is a central ceiling light point, a radiator and a bank of double-glazed mullioned windows to the rear elevation with pleasant open-aspect views far into the distance over rooftops.



## BEDROOM THREE

Measurements – 9'3" x 7'0"

Bedroom three is currently utilised as a dressing room but could be useful as a home office, single bedroom or nursery. There is a double-glazed window to the rear elevation with a pleasant view across the property's rear gardens and with far reaching views over rooftops. There is a ceiling light point, radiator and a staircase rises to the attic room.



## HOUSE BATHROOM

Measurements – 6'4" x 5'7"

The house bathroom features a white three-piece suite comprising of a panel bath with thermostatic shower over, a low-level WC with push button flush and a broad pedestal wash hand basin with Chrome monoblock mixer tap. There is tiling to the half level on the walls and splash areas, a double-glazed window with obscure glass to the rear elevation, a chrome ladder style radiator and ceiling light point.



## ATTIC ROOM

Measurements – 18'5" x 10'8"

The attic room is accessed via a staircase from bedroom three. It's a useful light and airy space with dual aspect skylight windows to both the front and rear elevations. The window to the rear providing a fantastic open aspect view across Grasmere Road rooftops of the valley beyond. There is lighting and power in situ and additional storage under the eaves.



### EXTERNAL FRONT

Externally to the front, the property features a low maintenance and enclosed front yard which features a flagged patio area, a useful stone shed for additional storage of gardening equipment.



### REAR EXTERNAL

Externally to the rear, the property features a Yorkshire stone flag patio, ideal for alfresco dining and barbecuing. From the patio there are steps that lead down to the main area of the garden, which is laid predominantly to lawn with mature and well stocked flower and shrub beds. At the bottom of the garden there is a hard standing providing off street parking.





### **ADDITIONAL INFORMATION**

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees

Council tax band – B

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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Monday to Friday - 8.45 to 17:30

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Sunday - 11:00 to 16:00

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