



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Wilshaw Road  
Meltham, Holmfirth



## Wilshaw Road Meltham, Holmfirth

Offers In Region Of £783,950

BRAYSTONE HOUSE SITS IN A COMMANDING POSITION WITH AN ABUNDANCE OF PARKING PROVISION AND IS WITHIN THE GREEN BELT AREA OF OUTSTANDING NATURAL BEAUTY AND SPECIAL HISTORIC INTEREST ON A PLOT OF APPROX. 1/3 ACRE. THE HOUSE EXTENDS TO APPROX. 3500 SQUARE FEET, HAVING FOUR RECEPTION ROOMS ON THE GROUND FLOOR. TO THE FIRST FLOOR THE PROPERTY CURRENTLY HAS FIVE BEDROOMS AND THREE BATHROOMS PLUS A LARGE ROOM WHICH IS CURRENTLY A FURTHER RECEPTION ROOM. THERE IS GREAT POTENTIAL HERE FOR THE PROSPECTIVE PURCHASER, THIS COULD EASILY BE CONVERTED INTO A FURTHER TWO ADDITIONAL BEDROOMS WITH A FURTHER BATHROOM OR A SELF-CONTAINED FLAT.

BRAYSTONE HOUSE ENJOYS A GOOD LEVEL OF PRIVACY AND A GOOD DEGREE OF SEPARATION FROM NEIGHBOURING PROPERTIES WITH A WOODLAND BACKDROP. THE PROPERTY ALSO BENEFITS FROM FITTED SECURITY ALARM AND SECURITY CAMERAS TO MONITOR THE SURROUNDING AREA.

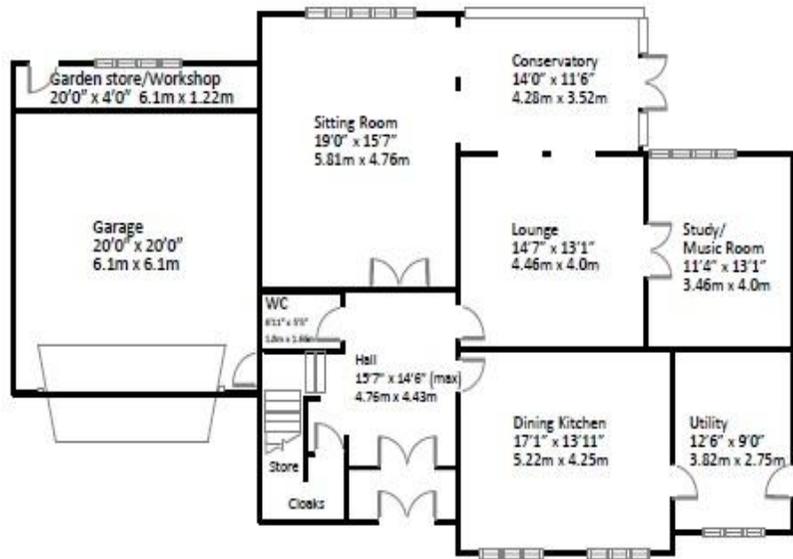
THE ENVIABLE LOCATION IS ENHANCED AS IT SITS BETWEEN AND CLOSE TO SOME REMARKABLE SMALL TOWNS AND VILLAGE LOCATIONS OF HONLEY, HOLMFIRTH, SLAITHWAITE AND MARSDEN WITH THEIR HIGH END FASHIONABLE BISTROS BARS AND BOUTIQUES. FOR THE COMMUTER THE PROPERTY IS POSITIONED WELL FOR THE TRANS PENNINE RAIL STATION ONLY 2 MILES AWAY WHICH HAS A HIGH SPEED ROUTE TO LEEDS AND MANCHESTER AND BY ROAD MANCHESTER IS ONLY 23 MILES AWAY, SHEFFIELD 24 MILES AND LEEDS 26 MILES. THE HIGHLY REGARDED LOCAL SCHOOLING IS ALSO CLOSE BY AND WITH UP TO 6 BEDROOMS IT FUNCTIONS WELL FOR THOSE THAT WORK FROM HOME WITH HIGH SPEED BROADBAND.



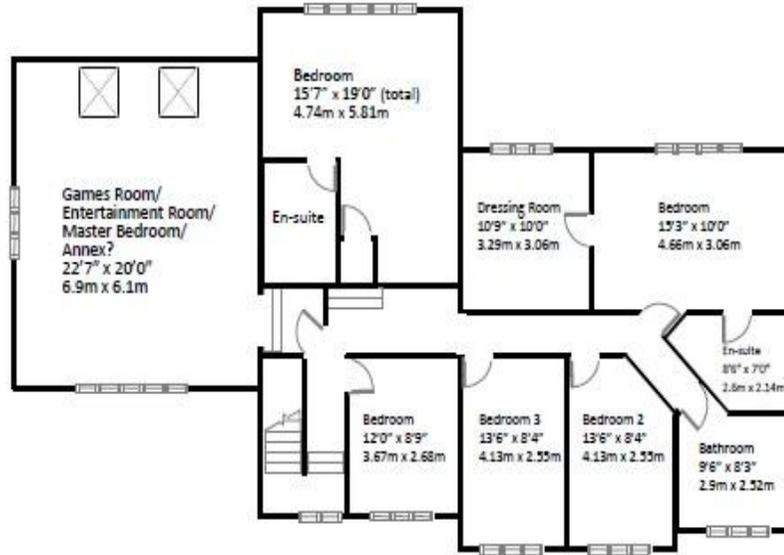




### Ground Floor



### First Floor

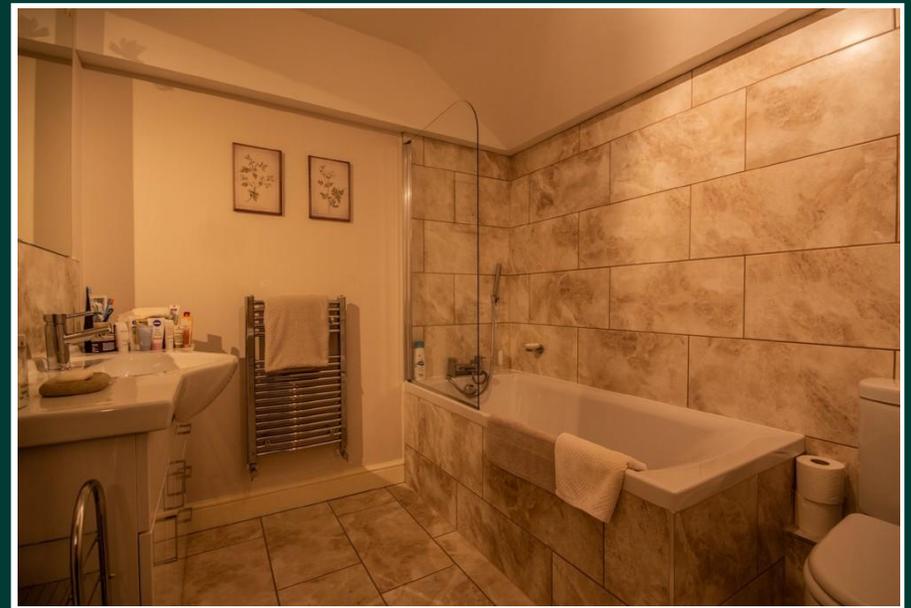




601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



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