



56 Copley Avenue, Meltham, Holmfirth, HD9 5LS

£160,000

bramleys



This inner terraced, ex local authority town house is situated in this popular residential area of Meltham. Located on the fringe of the estate and accessed off Golcar Brow Road, the property provides spacious 3 bedroom accommodation, with gardens to both front and rear. Also providing uPVC double glazing and gas fired central heating. In addition to the 3 bedrooms, there are 2 reception rooms, breakfast kitchen, rear entrance vestibule with cloakroom/WC and a first floor shower room.

An early internal viewing is highly recommended to appreciate the size, position and potential that this property has to offer.

Ideally suited to the first time buyer or young family alike, there are amenities nearby in the village of Meltham, as well as access to the villages of Honley and Netherton a short distance away.

Energy Rating: C





## GROUND FLOOR:

A timber and glazed external door leads into:-

### Entrance Hall

With a central heating radiator.

### Lounge

13'1" x 11'5" (4m x 3.5m)

Having a feature stone fireplace which houses the electric and coal effect living flame fire, central heating radiator and uPVC double glazed window.

### Dining Room

10'6" x 9'0" (3.21m x 2.75m)

Situated to the rear of the property, having a central heating radiator and uPVC double glazed window.



## Kitchen

10'5" x 9'6" (3.2m x 2.92m)

Fitted with a range of matching wall and base units with laminated work surfaces and part tiled walls. There is a gas cooker point, plumbing for a washing machine, central heating radiator and tiled flooring.

### Rear Entrance Lobby

With a timber and glazed, stable style rear access door. There is also an access door to the cloakroom/WC.

### Cloakroom/WC

Fitted with a 2 piece suite comprising of a low flush WC and hand wash basin.

## FIRST FLOOR:

### Landing

With a built-in linen cupboard.





### Bedroom 1

13'2" x 10'4" (4.03m x 3.15m)

With a uPVC double glazed window.

### Bedroom 2

13'8" x 7'11" (4.18m x 2.43m)

With a uPVC double glazed window and far reaching views.

### Bedroom 3

8'6" x 7'6" (2.6m x 2.3m)

With a uPVC double glazed window and views to the front.

### Shower Room

Furnished with a 3 piece white suite incorporating low flush WC, pedestal wash basin and double width walk-in shower cubicle. There is a chrome ladder style radiator, part tiled walls and a uPVC double glazed window.

### OUTSIDE:

The property has gardens to both front and rear. To the front there is also an external garden store/outhouse.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616) to the traffic lights at Folly Hall. Proceed straight ahead, continue through the traffic

lights at Lockwood Bar into Meltham Road. Passing through the centre of Netherton village and continue on to Meltham village. At the T-junction in Meltham turn right into B6107, at the bottom of the hill keep to the left at the mini roundabout which automatically becomes Slaithwaite Road. After approximately 150 yards take the left hand fork into Golcar Brow Road where the property will be found on the right hand side, clearly identified by a Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

A

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

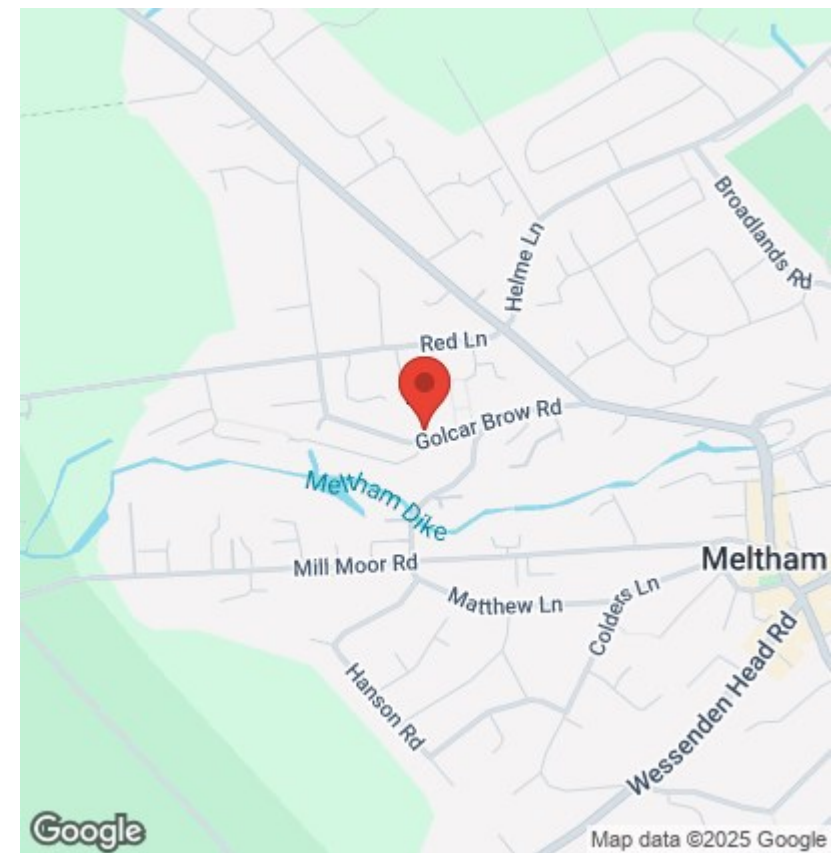
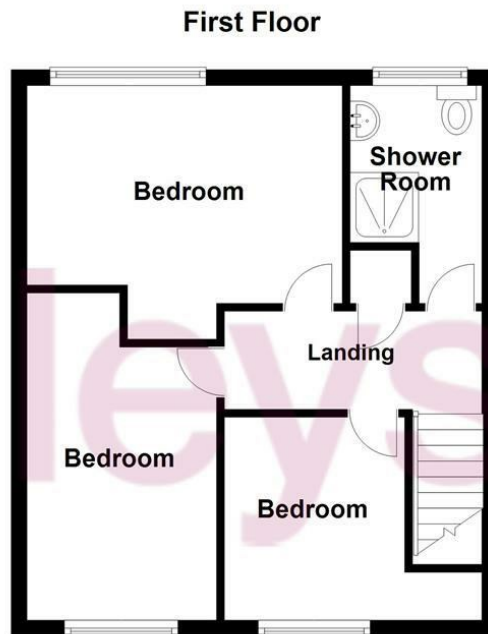
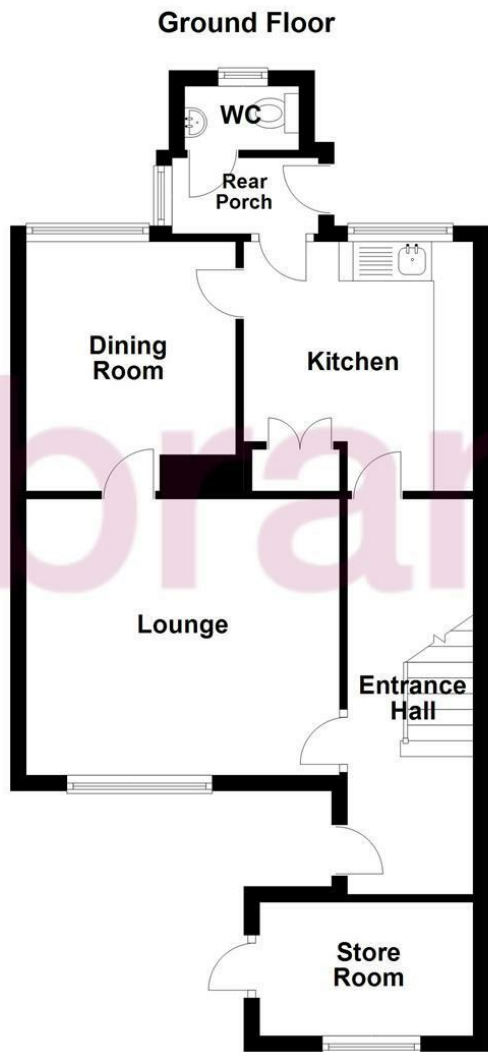
Please call our office to book a viewing on 01484 530361.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains 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 insitu by the vendors.

DISPENSERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY.

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