



## 125 Meltham Road, Huddersfield, HD4 7BG

Offers In The Region Of £189,995

This three-bedroom semi-detached property is ideal for small families, first-time buyers, and buy-to-let investors.

This property is ideally located close to local schools, nurseries, and shops, making it a convenient choice for families and professionals alike. The property also benefits from excellent transport links, with easy routes into both Huddersfield and Holmfirth.

## External

It benefits from a large front driveway with side access leading to the rear garden. The rear garden is expansive and enjoys a pleasant outlook over woodland. From here, there is access to the basement, which spans the full length of the property and offers excellent additional storage or potential for further use (subject to permissions).

## Ground Floor

Upon entering, you are welcomed into a spacious lounge featuring a fireplace and a large bay window, creating a bright and open living space. To the rear is the kitchen/diner, fitted with integrated appliances including a cooker, dishwasher, fridge, and freezer, with a window overlooking the garden.

## First Floor

Upstairs, the property offers a well-proportioned family bathroom and three bedrooms, comprising two doubles and one single.

## AGENT NOTES

Agent Notes & Disclaimer - The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Please note that the vendor of this property is a colleague of the selling agency. All negotiations and the sale process will be handled in a professional and transparent manner in line with industry regulations.

## Directions

### Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

### Council Tax Band

B

### EPC Rating:

D

