



54 Colders Lane

Meltham, Holmfirth, HD9 5JL

A very attractive three bedroom Grade II listed cottage, tucked away from the heart of the village but only a short flat walk to the centre. Full of character with mullion windows, stone floors, fireplace and keeping cellar. With underfloor heating to the ground floor the property has quality fixtures and fittings throughout. Briefly comprises lobby, large open plan lounge/diner, breakfast kitchen, keeping cellar, three first floor bedrooms and a family bathroom. Enclosed low maintenance rear garden.

O.I.R.O £265,000

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- THREE BEDROOM GRADE II LISTED PERIOD COTTAGE
- EXPOSED BEAMS, STONE FIREPLACE AND MULLION WINDOWS
- TUCKED AWAY OFF THE HEART OF MELTHAM A SHORT WALK TO THE CENTRE
- LARGE OPEN PLAN LOUNGE/DINING ROOM AND BREAKFAST KITCHEN
- EXCELLENT CONDITION THROUGHOUT WITH QUALITY FIXTURES AND FITTINGS
- VERY ATTRACTIVE AND ENCLOSED LOW MAINTENANCE GARDEN

Entrance

Lounge

20'9" x 10'4" (6.32m x 3.15m)

Cellar

Breakfast Kitchen

14'2" x 7'10" (4.32m x 2.39m)

First Floor Landing

Master Bedroom

11'1" x 9'9" (3.38m x 2.97m)

Bedroom 2

9'9" x 8'11" (2.97m x 2.72m)

Bedroom 3

10'10" x 7'11" less bulkhead cupboard
(3.30m x 2.13m3.35m less bulkhead
cupboard)

Bathroom

7'11" x 6'0" (2.41m x 1.83m)

Garden

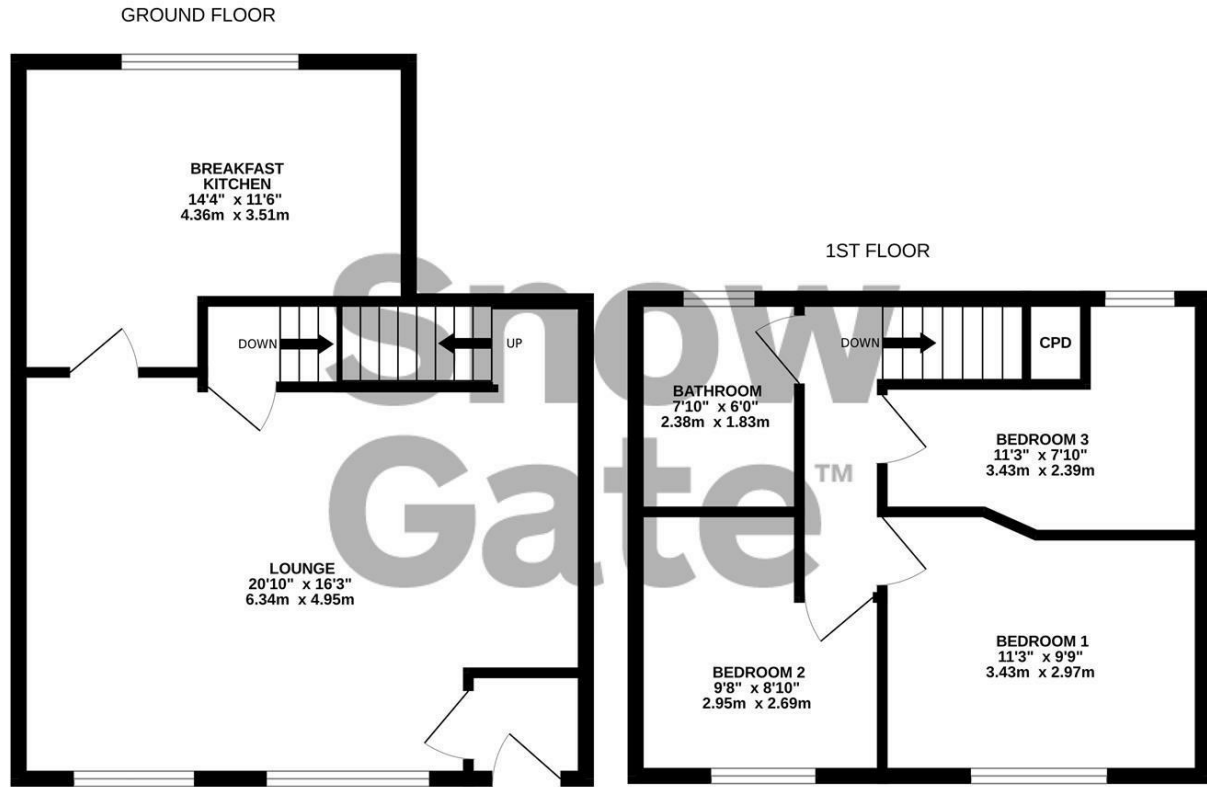


Directions

Head north-west on Victoria St/A635 towards Huddersfield Rd/A6024. Turn left onto Huddersfield Rd/A6024/A635. Turn right onto Greenfield Rd/A635. Turn right onto Thick Hollins Rd. Turn left onto Coach Rd/B6107. Continue to follow B6107. Turn left onto Greens End Rd. Turn left onto Colders Ln. Destination will be on the right.

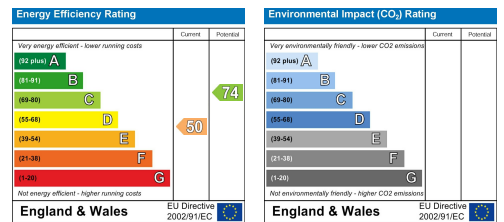


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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