



55 Slaithwaite Road, Meltham, Holmfirth, HD9 5PG



SHERIDAN  
BAILEY  
PROPERTY



A fantastic opportunity to purchase this detached family sized residence sitting in beautiful gardens and grounds of half an acre and far reaching views. This property offers so much in terms of flexible accommodation and space for entertaining or daily family life

The accommodation briefly comprises hall with WC , Study/ Home Office, large living room, breakfast kitchen which opens into a long dining room, snug/sun room, utility and integral double garage to the ground floor, On the first floor, Master bedroom with balcony and en suite, 3 further double bedrooms one so large it is currently used as a games room with access out to a balcony. There is also a shower room with sauna. It has a gas fired central heating system, and double glazing throughout. There is external access to a huge workshop underneath the property.

The gardens are extensive and well maintained. Terraced on different levels with pathways, ponds and a large decking area.

A wonderful opportunity for future owners

**Asking price £649,950**





### Entrance Hall

Front door leads into a spacious and welcoming hall with a staircase to first floor landing

### Living Room

Large dual aspect windows at either end of the living room allow an abundance of natural light, with sliding patio door to rear elevation leading immediately out onto decking/patio area to sit and enjoy the gardens and views. The Living Room is generous in size. Central to the room is a mock chimney breast with contemporary remote controlled gas fire.

### Kitchen

The kitchen is fitted with a good range of wall, drawer, and base units having plenty of work surfaces over and incorporating a 1½ bowl stainless steel sink with mixer tap and is partially tiled. Integrated appliances include- electric range cooker with extractor hood over and granite splashback, microwave, and coffee machine. There is housing for an American fridge/freezer. Feature archway and steps down lead into an open Dining Room

### Dining Room

A long Dining Room is a fabulous entertaining space and can easily accommodate 10-12 seater dining table and chairs. Large window out to far reaching garden views, feature arch windows to side elevation, and 3 VELUX windows provide another light and airy space. Door off to Sun Room/Snug

### Snug/Sun Room

Accessed from the Dining Room or from the inner hallway off the Kitchen via double doors and steps down is the Sun Room/Snug. A lovely quiet space suitable for a reading room or Home Office with wooden beam ceilings. Sliding patio doors lead onto a decked balcony.

### Study / Bedroom 5

A good-sized room currently used as a Study / Home Office. This room also has potential to be used as a 5th bedroom Large window to front elevation and views to front lawns.

### WC

Downstairs WC with low level WC, vanity wash handbasin,, small privacy window to front elevation.

### Staircase to first floor landing



### Master Bedroom Ensuite

Generously sized Master bedroom fitted with range of wardrobes, drawers, and bedside units. Large floor to ceiling windows with sliding patio door lead out to a good sized balcony to enjoy a morning coffee and far reaching views.

### Ensuite

Large modern ensuite partially tiled and comprising walk in double shower, double ended bath with central mixer tap, fitted vanity units, low level WC and wash basin, Inset ceiling spotlighting, extractor fan, and a high-level frosted window.

### Bedroom 2

Double bedroom with fitted wardrobes and window to rear elevation and garden views

### Bedroom 3

Double bedroom with fitted wardrobes and window to rear elevation and garden views

### Bedroom 4 / Games Room

This room offers the new owners a multitude of options and is currently used as a Games Room, but can easily be another bedroom. It has a range of fitted wardrobes and dressing table. The focal point of this room is a large window to the front, and windows to the rear with a sliding patio door taking you to a further balcony overlooking the gardens and views. Lots of options here!

### Bathroom / Sauna

Bathroom comprising low level WC, corner shower unit with MIRA Shower and sauna

### External Areas

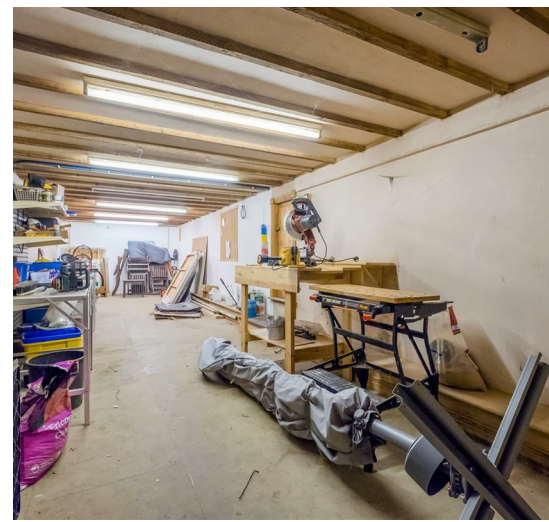
### Utility

With external doors to both front and rear this is handy access for everyday living directly into Utility. The Utility comprises a range of wall and base units with work surface with a stainless steel sink with mixer tap. There is space and plumbing for both a washing machine and dishwasher, space for a tumble dryer. Door to integral garage

### Garage

Double garage with electrically operated roller shutter door to the front, 3 windows to the rear, wall mounted central heating boiler, and an EV charger







### Workshop

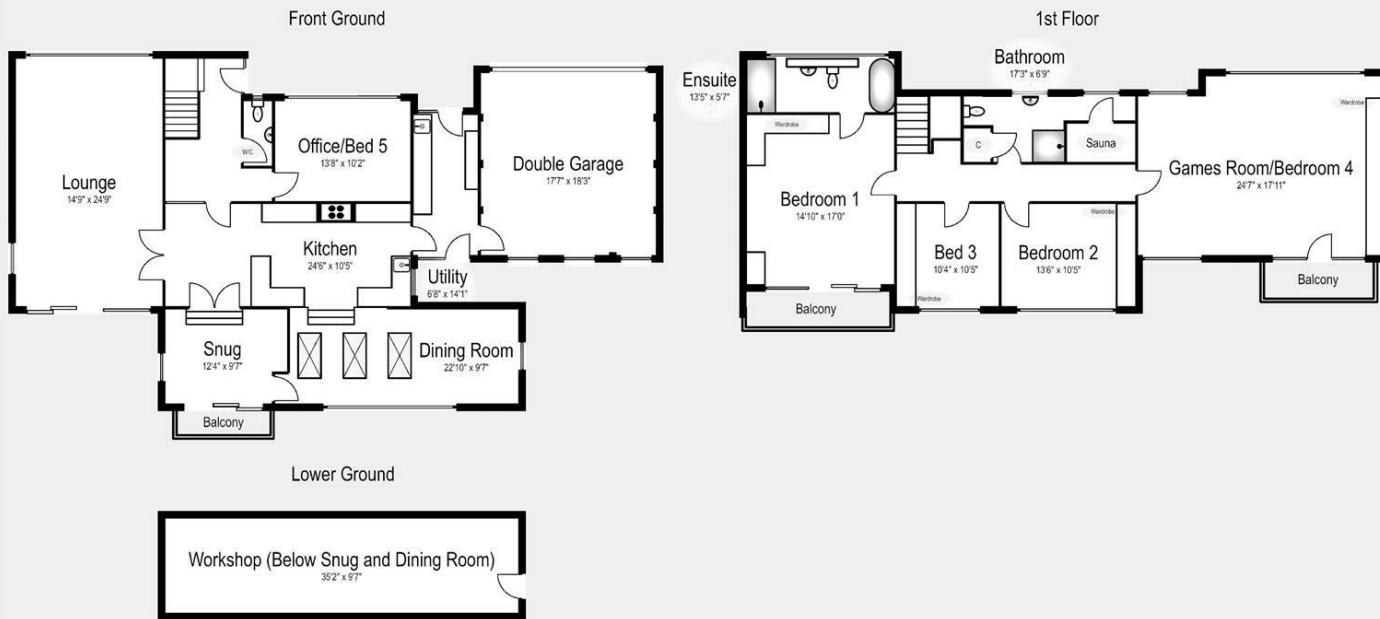
Located under the property and accessed via steps from the Utility is a usefully large Workshop with power and lighting. This could be adapted to a Home Gym, Cinema Room or Games Room

### Gardens

The rear terraced gardens to this home are simply stunning and a "must see" a great space to explore. The large patio areas include composite decked terrace running along the back of the house, with a small pond, a stunning place for outside entertaining. The gardens are extensive with various steps and pathways taking you through various garden areas with trees, shrubs, planted beds, and areas to sit. There is a large greenhouse with light, power and water supply, alongside raised timber beds, and a composting area. The area covers 0.5 acres approx

The front of the property is accessed via large wrought iron gates with a driveway for up to 3 vehicles and an expansive beautifully maintained front lawns, pathways either side of the house lead to the rear.





**HD9 5PG**  
Internal - 3254ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(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	



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