



Cranmer Gardens, Meltham HOLMFIRTH HD9 4BS

welcome to

Cranmer Gardens, Meltham HOLMFIRTH

IMMACULATELY PRESENTED DETACHED RESIDENCE AFFORDING HIGH SPECIFICATION FOUR BEDROOM ACCOMMODATION ENHANCED BY DELIGHTFUL GARDENS AND OCCUPYING A SECLUDED POSITION AWAY FROM THE MAIN THOROUGHFARE.

Summary

This stylishly presented executive style detached residence warrants an internal inspection to be fully appreciated. Affording spacious four bedroom accommodation the property is located away from the main thoroughfare and briefly comprises: entrance lobby, entrance hall, cloaks w/c, home office, living room, dining kitchen, aforementioned four first floor bedrooms, master being en suite and the house bathroom. Well manicured gardens further enhance the property along with the sizeable garage. Within easy reach of Meltham's amenities and in the catchment for highly regarded schooling the property has ease of access to major road networks for surrounding commercial centres.

Accommodation

Entrance Lobby

There is a laminate floor covering and central heating radiator along with doors leading to the garage and hallway

Inner Hallway

There is a continuation of the quality laminate floor covering, inset ceiling lighting, two central heating radiators and a staircase ascending to the first floor.

Cloaks/ W.C

White suite comprising of low flush w/c and vanity style hand washbasin with a laminate floor covering, central heating radiator and double glazed obscure window.

Home Office

8' 8" x 8' 1" (2.64m x 2.46m)

Ideal for the home worker or as a simple study room, there is a laminate floor covering, central heating radiator and double glazed window to front aspect.

Living Room

24' 2" x 11' 5" (7.37m x 3.48m)

This splendid room is bright and airy and is decorated to a high standard. The focal point is the gas living flame fire set to feature contemporary style surround. The room again has a high quality floor covering, various wall light points, two central heating radiators and a double glazed bay style window to front aspect and Schuco bi fold doors to rear aspect mean a good deal of natural light floods through the room

Dining Kitchen

17' 5" x 12' (5.31m x 3.66m)

This stunning room is fitted with a modern range of wall and base units with granite work surfaces incorporating a one and a half bowl sink and drainer unit with Quooker mixer tap. A full complement of integral appliances include an induction hob with extractor hood, double electric oven, dishwasher, washing machine and fridge freezer whilst there is a centre island ideal for dining with the family or entertaining guests. The room is further enhanced by the laminate floor covering and inset ceiling lighting, whilst it is also double glazed to the rear aspect, has useful understairs storage and high quality Schuco bi fold doors leading to the side of the property.

First Floor Master Bedroom

18' x 8' 7" (5.49m x 2.62m)

This sizeable double room boasting en suite facilities has inset ceiling lighting and is double glazed to side aspect.

En Suite

Recently fitted this stylish en suite comprises of a





white low flush w/c and vanity style hand washbasin with a quadrant shower cubicle having rainfall unit and attachment. There are complementary tiled walls and floor covering, a heated rail, inset ceiling lighting and double glazed obscure window.

Bedroom Two

18' 6" x 8' 5" (5.64m x 2.57m)

Again a room of generous proportions this carpeted room has a central heating radiator and double glazed window to front elevation.

Bedroom Three

13' 4" x 8' 5" (4.06m x 2.57m)

The third double bedroom has a central heating radiator and double glazed to front aspect.

Bedroom Four

10' 5" x 8' 7" plus recess (3.17m x 2.62m plus recess)

Another bedroom that could accommodate a double bed and having laminate floor covering, central heating radiator and double glazed to rear aspect.

House Bathroom

Attractive white suite comprising of low flush w/c vanity style hand washbasin and P- shape shower bath with overhead shower unit and screen. There are tiled walls and flooring, a chrome effect heated rail ladder, inset ceiling lighting and a double glazed obscure window.

Attic

The loft is accessed via a pull-down ladder which gives way to this particularly useful partially boarded space. Ideal for storage and benefiting from shelving and lighting.

External

The sweeping driveway leads to the sizeable one and a half garage that has a remote door, water supply and door leading to the rear of the property along with the door leading into the house.

The well established front gardens boast a vast array of established plants and shrubs. To the rear are timber fenced gardens that are predominantly lawned along with a patio area and decked seating area. The gardens are ideal for entertaining or young children.



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welcome to

Cranmer Gardens, Meltham HOLMFIRTH

- Executive Style Detached House
- Sought After Development
- Four Bedrooms- Master Being En Suite
- One And A Half Garage
- Attractive Gardens

Tenure: Freehold EPC Rating: D

£450,000

directions to this property:

Leave Holmfirth via Woodhead Road and fork right onto Greenfield Road. At The Ford Pub turn right onto Thick Hollins Road and continue down towards Meltham. Bear left at the bottom and continue towards Meltham centre. Turn right onto Huddersfield Road (B6108) and then right onto Bishops Way where Cranmer Gardens can be found on the left hand side.

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Property Ref:
HMF107620 - 0003

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william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk