



Upper Mills View, Meltham Holmfirth HD9 5AB

welcome to

Upper Mills View, Meltham Holmfirth

AN INDIVIDUAL RESIDENCE FORMING PART OF A STYLISH MILL CONVERSION AFFORDING FLEXIBLE THREE BEDROOM ACCOMMODATION AND BEING DECEPTIVELY SPACIOUS. EXTERNALLY HAVING RAISED TERRACED GARDEN AND DOUBLE CAR PORT.

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Summary

Forming part of a stylish mill conversion this character residence boasts spacious accommodation and is located on the fringes of the popular Meltham village. The versatile three bedroom accommodation briefly comprises: open plan lounge/dining room, kitchen, double bedroom, cloaks/w.c two upper floor double bedrooms, master being en suite and house bathroom. On the lower ground floor there is a study area, along what is currently a sizeable boot room and utility that could easily be utilised as a home office or several other uses. Externally the property is enhanced by the low maintenance garden area and car port parking. With it's cul de sac location away from the centre of the village, the property is still well positioned for access to local amenities and well regarded schooling plus major commuting routes.

Accommodation

Lounge/ Dining Area

27' 2" x 11' 5" (8.28m x 3.48m)

An impressive room, being bright and airy having vaulted ceiling with exposed timbers. There are various wall light point, central heating radiator and double glazed windows to two aspects.

Open plan leading to:

Breakfast Kitchen

15' 5" x 9' 7" (4.70m x 2.92m)

Again a sizeable room the kitchen having oak effect wall and base units with complementary granite worksurfaces incorporating a one and a half bowl sink unit with mixer tap. High quality integrated appliances include a stainless steel five burner gas hob with extractor hood, electric oven, microwave, dishwasher, washing machine and fridge freezer. The room has concealed unit lighting, a central

heating radiator and a laminate floor covering.

Bedroom Three

14' 4" x 8' 9" (4.37m x 2.67m)

A double room having a continuation of the laminate floor covering, central heating radiator, double glazed window to front aspect and storage cupboard housing the central heating boiler.

Cloaks/W.C

White suite comprising of low flush w/c and pedestal hand washbasin. There is a tiled effect floor covering, extractor fan and central heating radiator.

Lower Ground Floor

Reception Room

17' 3" x 8' 7" (5.26m x 2.62m)

Providing the property with flexibility in its usage and also with its separate access via the car port the room has a laminate floor covering and central heating radiator. The room would certainly be ideal adapted for the home worker.

First Floor

Master Bedroom

14' 10" max x 10' 5" (4.52m max x 3.17m)

A sizeable double room with central heating radiator and double glazed window to front aspect, with distant views of the national park.

En Suite

White suite with low flush w/c, pedestal hand washbasin and shower cubicle with tiled interior. There is a vinyl floor covering, complementary tiled surrounds and an extractor fan.

Bedroom Two

15' 6" x 10' max (4.72m x 3.05m max)

Again being of generous double proportions and



facing a southerly orientation, the room has a central heating radiator and double glazed window.

House Bathroom

Modern white suite comprising of low flush w/c, wall mounted hand washbasin and double ended bath with mixer tap. There are complementary tiled surrounds a separate shower cubicle with chrome effect shower unit, tile effect floor covering and central heating radiator.

External

There is the aforementioned double carport and a raised and enclosed flagged seating area that benefits from the properties southerly orientation and is ideal for simply relaxing or dining al fresco.



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welcome to

Upper Mills View, Meltham Holmfirth

- Versatile Three Bedroom Accommodation- Master En Suite
- Stone Flagged Garden Area
- Car Port Parking
- Part Of Stylish Mill Conversion
- Rolling Countryside Nearby

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£225,000

directions to this property:

Leave Holmfirth via Greenfield Road and proceed until you reach the Ford Inn. Turn right into Thick Hollins Road and follow the road down, taking the first left turning into Netherthong Road.

Follow this road down to the bottom and turn left again.

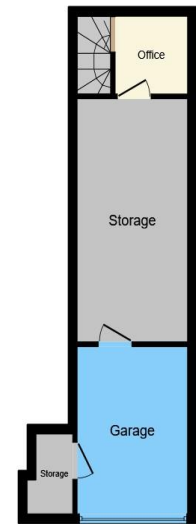
Proceed on this road, through Meltham village centre past Morrison's, where the road becomes Slaitwaite Road. Turn left



Ground Floor



First Floor



Second Floor

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HMF107917 - 0007

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