



**Slade House Helme, Meltham HOLMFIRTH HD9 5RW**

*welcome to*

**Slade House Helme, Meltham HOLMFIRTH**

SPLENDID DETACHED RESIDENCE BEARING ALL THE HALLMARKS OF A SPECTACULAR FAMILY HOME AFFORDING FIVE BEDROOM ACCOMMODATION SEMI RURALLY LOCATED IN HELME VILLAGE. FABULOUS GARDENS AND A DOUBLE GARAGE ENHANCE THE PROPERTY.



Helme is a small village in the Kirklees District, in the county of West Yorkshire, England. It is near the village of Meltham and Blackmoorfoot Reservoir. Helme, constituted in 1858, was part of Almondbury parish in the 19th century.

The local primary school is Helme Church of England Academy and there is ease of access to Meltham where local amenities are in abundance.

## Summary

### Accommodation

### Entrance Vestibule

### Entrance Hall

### W.C

### Lounge

25' 10" x 11' 4" ( 7.87m x 3.45m )

### Dining Room

15' 10" x 12' 8" ( 4.83m x 3.86m )

### Third Reception Room

12' 9" x 7' 7" ( 3.89m x 2.31m )

### Breakfast Kitchen

18' 5" x 9' 1" ( 5.61m x 2.77m )

### Utility

12' 7" x 7' 9" ( 3.84m x 2.36m )

### First Floor

### Main Bedroom

15' 7" x 15' 9" ( 4.75m x 4.80m )

### En Suite

9' 10" x 7' ( 3.00m x 2.13m )

### Bedroom Two

14' x 11' 8" ( 4.27m x 3.56m )

### En Suite

### Bedroom Three

11' 10" into robes x 11' 8" ( 3.61m into robes x 3.56m )



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## Slade House Helme, Meltham HOLMFIRTH

- Splendid Detached Residence
- Spacious Five Bedroom Accommodation
- Double Garage
- Outstanding Gardens
- Spectacular Location

Tenure: Freehold EPC Rating: C

guide price

**£900,000**

### directions to this property:

Leave Holmfirth via Victoria Street and at the traffic lights turn left on to Huddersfield Road. Turn right on to Greenfield Road and continue to the Ford Inn public house. Turn right on to Thick Hollins Road and then left on to Netherthong Road in the direction of Meltham. Bear left on to Holmfirth Road and continue through Meltham. Go past Morrisons and bear left at the mini roundabouts on to Slaithwaite Road. Turn right on to Helme Lane and follow the road for a mile into Helme village where the property can be found on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HMF107012 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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