



**Wessenden Head Road, Meltham Holmfirth HD9 4EU**



**welcome to**

## **Wessenden Head Road, Meltham Holmfirth**

WELL PRESENTED AND SPACIOUS THREE BEDROOM END TERRACED PROPERTY, SUITABLE FOR FAMILIES, COUPLES OR FIRST TIME BUYERS THE PROPERTY OCCUPIES A CENTRAL VILLAGE LOCATION WITH ENCLOSE LOW MAINTENANCE GARDEN TO REAR

### **Summary**

A property that should appeal to a wide ranging market including young families, first time buyers and couples this well presented end terraced residence affords sizeable three bedroom accommodation briefly comprising: living room, dining kitchen, cellar, aforementioned three first floor bedrooms and house bathroom. Externally the property is enhanced by the low maintenance garden to rear whilst the property sits perfectly for access to well regarded schooling, Meltham's many local amenities and major road networks for the commuter. Inspection recommended.

### **Accommodation Living Room**

12' 10" x 10' ( 3.91m x 3.05m )

An attractively presented room with the focal point being the wall mounted electric fire. There is a central heating radiator and the room is double glazed to front aspect. Living room has an external door.

### **Dining Kitchen**

13' 4" x 8' 8" ( 4.06m x 2.64m )

Fitted with a modern range of wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. There is a gas hob with extractor hood and electric oven whilst there is also plumbing for a washing machine. The room has a breakfast bar, vinyl floor covering, radiator, is double glazed to rear aspect with door leading to rear of property.

### **Cellar**

13' x 12' 8" ( 3.96m x 3.86m )

Providing the property with further potential as possibly a home office or playroom and having inset ceiling lighting, radiator and double glazed window

to front aspect.

### **First Floor Bedroom One**

This double room has fitted wardrobes, dressing table, a laminate floor covering, coving to ceiling, radiator and is double glazed to front aspect.

### **Bedroom Two**

13' 4" x 7' 4" ( 4.06m x 2.24m )

There is a central heating radiator and double glazed window to front aspect.

### **Bedroom Three**

8' 7" x 8' 2" ( 2.62m x 2.49m )

This room also has a fitted wardrobe, laminate floor covering, high level storage cupboards, radiator and is double glazed to rear aspect.

### **House Bathroom**

Modern white suite comprising of low flush w/c, pedestal hand washbasin and paneled bath with overhead shower unit and screen. There are complementary tiled surrounds, a vinyl floor covering, inset ceiling lighting, radiator and double glazed obscure window. The room also houses the central heating boiler.

### **External**

Access through a passage to the side of the property leads to a low maintenance rear garden ideal for relaxing in, with decked area and space for pots and planters.





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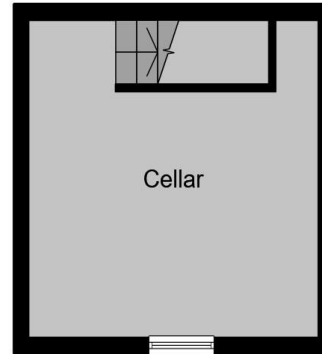
- End Terraced House
- Three Bedroom Accommodation
- Low Maintenance Rear Garden
- Village Location
- Cellar

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

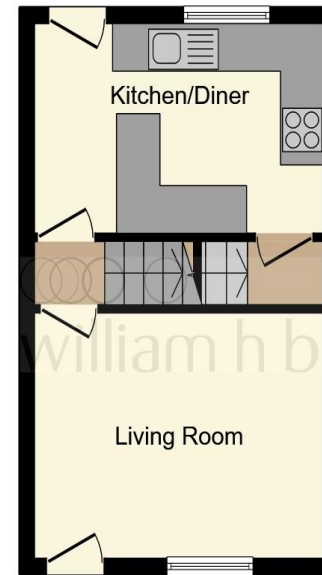
# £160,000

### directions to this property:

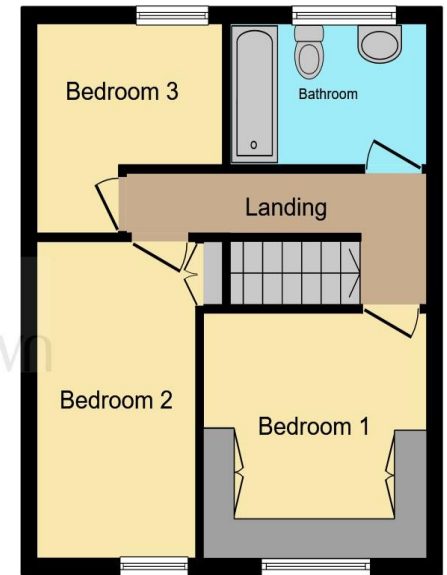
From our offices on Victoria Street, turn left at the lights onto Huddersfield Road, then turn right onto Greenfield Road. Continue to the Ford Inn and turn right onto Thick Hollins Road. Turn left onto Holmfirth Road and as you come to the Village centre turn left onto Wessenden Head Road. Proceed up the road where the property can be found on the right hand side.



Basement



Ground Floor



First Floor

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](http://www.focalagent.com)

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Property Ref:  
HMF107975 - 0004

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