



The Cobbles, Meltham Holmfirth HD9 5QG

welcome to

The Cobbles, Meltham Holmfirth

AVAILABLE WITH NO VENDOR CHAIN IS THIS WELL PRESENTED MODERN DETACHED RESIDENCE AFFORDING GENEROUS THREE BEDROOM ACCOMMODATION WITH EXTENSIVE GARDEN AND INTEGRAL GARAGE AND OCCUPYING A CUL DE SAC POSITION

Summary

Available with no vendor chain is this well presented modern detached residence ideal for the professional couple or young family and affording three bedroom accommodation that briefly comprises: entrance hall, open plan lounge/dining room, fitted kitchen, cloaks/w.c, integral garage, aforementioned first floor bedrooms, the principle bedroom boasting en suite facilities, and a house bathroom. Externally the property is further enhanced by attractive gardens and with its cul de location the property is close to Melthams many amenities as well as well regarded schooling and major routes for the commuter.

Accommodation

Entrance Hall

There is inset matting and a door leads to:

Cloaks/W.C

Fitted with a white low flush w/c and hand washbasin with tiled splashbacks, radiator, extractor and double glazed porthole style window.

Open Plan Lounge/Dining Room

22' 2" x 11' max (6.76m x 3.35m max)

A sizeable room with ample space for freestanding furniture. There is a laminate floor covering, decorative coving to ceiling, two central heating radiators and the room is double glazed to front aspect with French style doors leading out into the rear garden.

Kitchen

11' 2" x 9' 3" (3.40m x 2.82m)

Fitted with wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap and complementary tiled surrounds. There is space for

the fridge freezer and plumbing for the dishwasher along with a breakfast bar and radiator whilst the room is double glazed to rear aspect with a door also leading to the rear garden.

Integral Garage

Accessed via the inner lobby and having power and lighting, plumbing for a washing machine and housing the central heating boiler.

First Floor Bedroom One

11' 2" max x 10' to robe (3.40m max x 3.05m to robe)

The principle double bedroom has fitted wardrobes, a central heating radiator and is double glazed to rear aspect.

En Suite

White suite comprising of low flush w/c and hand washbasin plus tiled shower cubicle. There are tiled surrounds, a vinyl floor covering, radiator and double glazed obscure window.

Bedroom Two

10' 8" x 9' 10" (3.25m x 3.00m)

A second double bedroom with radiator and double glazed window to front aspect.

Bedroom Three

8' 10" x 6' 8" (2.69m x 2.03m)

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

House Bathroom

Modern white suite comprising of low flush w/c, pedestal hand washbasin and panelled bath with chrome effect telephone style mixer attachment. There is a tiled shower cubicle, tiled surrounds, a vinyl floor covering, radiator and



double glazed obscure window.

External

Occupying such a substantial plot there are lawned gardens and an array of plants to the front whilst the family sized gardens to the rear are enclosed and majority lawned with patio and raised decking area. There is also a useful summerhouse. There is also separate car parking space opposite the house.



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The Cobbles, Meltham Holmfirth

- Modern Detached House
- Cul De Sac Position
- Village Location
- Three Bedroom Accommodation Master Being En Suite
- Integral Garage

Tenure: Freehold EPC Rating: D

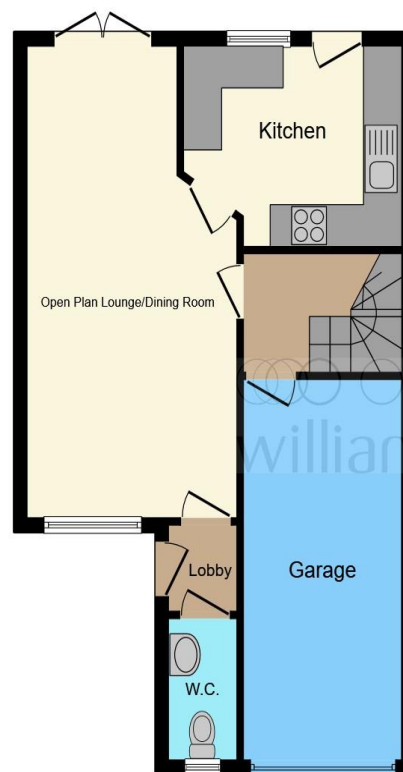
offers over

£300,000

directions to this property:

Leave Holmfirth via Greenfield Road, carry on for approximately one and a half miles and upon reaching The Ford Inn, turn right into Thick Hollins Road, proceed down the hill towards Meltham and take the first turning left into Netherthong Road.

Carry on to the junction at the bottom and turn left again. Upon reaching Meltham centre continue through and at the mini roundabout turn right. Proceed past Morrisons on the right and the property is set back on the left hand side.



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

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Property Ref:
HMF107893 - 0005

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