



Slaithwaite Road, Meltham Holmfirth HD9 5PG

welcome to

Slaithwaite Road, Meltham Holmfirth

COMMANDING DETACHED RESIDENCE AFFORDING SUBSTANTIAL FOUR BEDROOM ACCOMMODATION LOCATED ON A SIZEABLE PLOT WITH DOUBLE GARAGE AND ATTRACTIVE GARDENS. LOCATED IN THE POPULAR VILLAGE OF MELTHAM. OUTLINE PP HAS BEEN APPLIED FOR CONSTRUCTION OF A FURTHER DETACHED RESIDENCE IN THE EXTENSIVE GARDEN.

Summary

A rare opportunity has arisen to purchase such a substantial family home boasting such sizeable accommodation located just away from the centre of Meltham village. With its elevated position affording fabulous valley views the property is entered via wrought iron gates into the generous lawned front garden and driveway leading to the immaculately presented property affording accommodation briefly comprising: entrance hall, cloaks/w.c, living room, snug, home office, breakfast kitchen, dining room, utility room, four first floor bedrooms with the principle bedroom having en suite facilities, shower/sauna room. Set within a plot size of approximately half an acre the property is further enhanced by the delightful gardens and is perfectly placed for ease of access to the many local amenities, well regarded schooling and major arterial routes for the commuter.

Accommodation

Entrance Hall

There is a decorative dado rail and sweeping staircase with spindle ballustrade ascending to the first floor.

Cloaks/W.C

Modern white suite comprising of low flush w/c and vanity style hand washbasin with tiled surrounds, a vinyl floor covering, radiator and double glazed window.

Living Room

24' 2" x 14' 10" (7.37m x 4.52m)

A fabulous room with natural light flooding into the room via the double glazing to three aspects. The focal point of the room is the gas fire that sits upon a drawer unit with TV standing. The room has inset ceiling lighting, central heating radiator and patio

doors lead out to the rear garden.

Home Office

13' 7" x 10' 3" (4.14m x 3.12m)

A perfect room for todays home worker or the potential to be utilised as the fifth bedroom. The room has coving to ceiling, a central heating radiator and is double glazed to front aspect.

Snug

12' 2" x 9' 7" (3.71m x 2.92m)

Another room that could provide several uses having an angled ceiling with exposed timbers, dado rail, central heating radiator, double glazed window to side aspect and patio door leading out to a perfect vantage point overlooking the garden.

Breakfast Kitchen

24' 5" x 10' 6" (7.44m x 3.20m)

Central to this splendid home is the breakfast kitchen fitted with a range of wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the range cooker with extractor, microwave and coffee machine whilst the room has space for a fridge freezer. There are complementary tiled surrounds, a vinyl floor covering, inset ceiling lighting and steps lead down into:

Dining Room

22' 10" x 9' 8" (6.96m x 2.95m)

Perfect for a more formal occasions the room has an angled ceiling with timbers and two velux roof windows. There are various wall light points, a decorative dado rail, two central heating radiators and the room is double glazed to rear aspect.

Utility Room

14' 8" x 6' 8" (4.47m x 2.03m)





There is a range of wall and base units with roll edge worksurfaces, one and a half bowl sink and drainer unit with mixer tap, plumbing for washing machine and space for tumble dryer. There are complementary tiled surrounds and a vinyl floor covering whilst a door leads to:

Integral Double Garage

Having an electrically operated roll door, power and lighting and EV charging unit.

First Floor Bedroom One

17' 1" x 14' 10" (5.21m x 4.52m)

This splendid principle bedroom has fitted wardrobes, drawers and bedside units , a decorative dado rail, central heating radiator and patio door leading out onto balcony from where the views are best showcased.

En Suite

Modern white suite comprising of low flush w/c, vanity style washbasin and double ended bath. There is a step shower cubicle with rainfall unit and attachment whilst the room is completed with the inset ceiling lighting, heated rail and central heating radiator.

Bedroom Two

13' 5" x 10' 6" (4.09m x 3.20m)

Another sizeable double room also having fitted wardrobes, a central heating radiator and double glazed to rear aspect with the far reaching views.

Bedroom Three

10' 5" x 10' 4" into robe (3.17m x 3.15m into robe)

Another double bedroom with fitted wardrobes, central heating radiator and double glazed to rear aspect.

Family Room/Bedroom Four

24' 7" x 18' (7.49m x 5.49m)

Another fabulous room affording several options in

its usage. Currently having fitted wardrobes, wall light points, central heating radiators and french style doors leading out to a second balcony.

Shower Room/Sauna

17' 3" max x 6' 8" max (5.26m max x 2.03m max)

Boasting a white low flush w/c, pedestal hand washbasin and shower cubicle with Mira unit. There are complementary tiled surrounds and floor covering, inset ceiling lighting, airing cupboard housing the cylinder and the added bonus of a Helo sauna.

External

Sitting on a half acre plot the gardens are extensive with a superb lawned area to the front whilst the rear gardens have an elevated sun terrace perfect for relaxing or dining al fresco. There are numerous established plants trees and shrubs, perfect for the keen gardener and all boasting a good degree of privacy.

Workshop

35' 3" x 9' 7" (10.74m x 2.92m)

Externally accessible beneath the house and having power, lighting and access to the sub floor area beneath the house.



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welcome to

Slaithwaite Road, Meltham Holmfirth

- Substantial Detached Residence
- Generous and Versatile Four Bedroom Accommodation
- Far Reaching Views
- Double Garage/ Ample Parking
- Generous Plot/Gardens

Tenure: Freehold EPC Rating: C

£649,950

directions to this property:

Leave Holmfirth via Victoria Street and turn left at the traffic lights on to Woodhead Road. Bear right on to the A635 Greenfield Road and turn right at the Ford Inn public house on to Thick Hollins Road. Turn left on to Netherthong Road and left on to Holmfirth Road and on to Station Road. At Morrisons supermarket turn left at the second mini roundabout on to Slaithwaite Road. Continue up the hill where the property can be found on the left hand side.



Ground Floor



First Floor



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Outbuilding

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:
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