



Huddersfield Road, Meltham Holmfirth HD9 4AG

welcome to

Huddersfield Road, Meltham Holmfirth

SUBSTANTIAL END TERRACE LOCATED IN THE HEART OF MELTHAM. SUITABLE FOR FAMILIES, OR A PROFESSIONAL COUPLE. THREE BEDROOMS AND ATTRACTIVE ENCLOSED GARDEN TO THE REAR. OCCUPYING A CENTRAL LOCATION, MAKING IT IDEAL TO GET TO SHOPS, SUPERMARKETS AND LOCAL TRANSPORT LINKS.

Summary

Traditional well-appointed three bedroom end terrace property, suitable for families or professionals. Set in the heart of Meltham, and within close proximity to the village, with its wealth of shops, restaurants and cafes, with the added benefit of the golf course being close by and a short drive into the vibrant Holmfirth town. Comprising of entrance hallway, leading to spacious lounge and breakfast kitchen, to first floor three bedrooms and house bathroom. Externally is a Yorkshire stone paved seating area, leading to a well established pebbled garden, with an array of plants and shrubs.

Accommodation

Entrance Lobby

Entrance Lobby with radiator, and dado rail. Carpeted staircase leading to first floor landing.

Lounge

16' 6" x 13' 4" (5.03m x 4.06m)
Spacious carpeted lounge, neutrally decorated with light flooding in from the double glazed window to front aspect. The real focal point being the attractive fire surround with coal effect gas fire. Enhanced by picture rail and built in storage cupboard. Radiator.

Breakfast Kitchen

11' 5" x 9' 10" (3.48m x 3.00m)
Spacious breakfast kitchen located to the rear of the property. There is a good range of wall and base units, incorporating a breakfast bar. Space for Cooker and plumbing for washing machine. Further enhanced by additional storage, with door access to understairs storage and pantry, housing the boiler with plenty of storage. Double glazed window taking in the attractive rear garden with door access.

Landing

Carpeted staircase leading to first floor landing. With paneled walls with decorative dado rail. To the landing is a pull down loft ladder, partial flooring, ideal for storage. Storage cupboard and double glazed window to side access.

Bedroom One

12' 8" x 10' 4" (3.86m x 3.15m)
Spacious double carpeted bedroom with double glazed window to front aspect. An attractive cast iron style fireplace takes the focal point. Radiator.

Bedroom Two

13' 9" x 8' 2" (4.19m x 2.49m)
Spacious carpeted double bedroom, pull down bed with surrounding cupboards. Feature cast iron style Victorian fireplace again taking focal point. Double glazed window to rear garden. Radiator.

3rd bedroom has built in wardrobes, radiator and views over garden.

Bedroom Three

10' 3" x 7' 4" (3.12m x 2.24m)
Spacious carpeted double bedroom with fitted wardrobes. Double glazed window over looking the attractive garden. Radiator.

House Bathroom

Spacious bathroom with three piece suit, comprising of bath with Mira shower over, wall hung wash hand basin, and low flush WC. Radiator. Obscured double glazed window. With laminate style floor



covering and partial tiled walls.

External

To the rear is an attractive garden, comprising of Yorkshire stone paved seating area leading to a pebbled garden, that is enclosed by a wrought iron and timber fence.. Well stocked with an array of plants and shrubs.



view this property online williamhbrown.co.uk/Property/HMF108199



welcome to

Huddersfield Road, Meltham Holmfirth

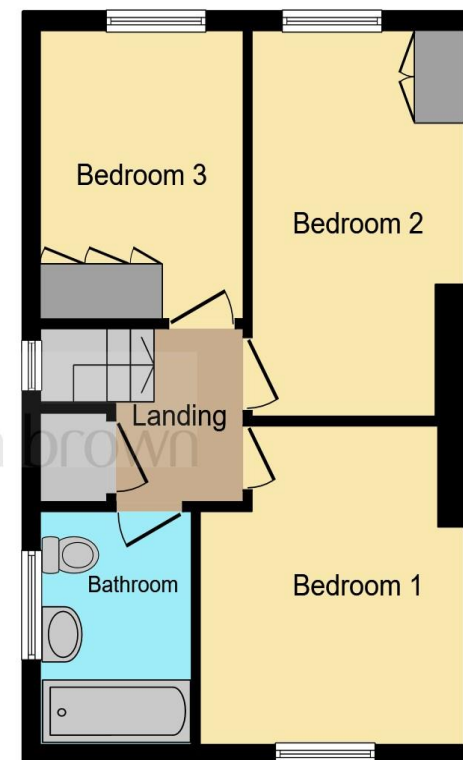
- No Upper Chain
- Substantial End Terrace
- Three Bedrooms
- Central Village Location
- Attractive Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

£200,000



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

view this property online williamhbrown.co.uk/Property/HMF108199



Property Ref:
HMF108199 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.

 william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk