



Hall Close, Meltham Holmfirth HD9 4EL

welcome to

Hall Close, Meltham Holmfirth

SUBSTANTIAL DETACHED RESIDENCE AFFORDING IMMACULATLY PRESENTED SIX BEDROOM ACCOMMODATION ON THREE FLOORS WITH FAMILY SIZED GARDEN AND DOUBLE GARAGE, OCCUPYING A PRIME CUL DE SAC POSITION. VIEWING HIGLY RECOMMENDED.

Summary

This fabulous family sized home is located on a cul-de-sac in the desirable village of Meltham and is finished to an extremely high specification having been updated by the current vendors. Boasting versatile six bedroom accommodation over three floors with two sizeable reception rooms the property is ideal for both the growing family or anyone requiring space to work from home. The property is further enhanced by the enclosed gardens to the rear and double garage whilst its position affords access to a wealth of local amenities, well regarded schooling and major routes for the commuter.

Accommodation Entrance Hall

Having an engineered oak floor covering, central heating radiator, inset ceiling lighting and staircase ascending to the first floor.

Cloaks/W.C

White low level w/c and hand washbasin with tiled surrounds and floor covering and extractor fan.

Living Room

18' 9" max x 11' 2" (5.71m max x 3.40m)

A generously proportioned reception room with the focal point being the gas living flame fire set to feature fireplace. There is decorative coving to the ceiling, inset ceiling lighting, two central heating radiators and a double glazed box bay window to front aspect.

Dining Kitchen

24' 8" x 8' 8" (7.52m x 2.64m)

A perfect room for a family get together or if entertaining with the kitchen area having a stylish range of wall and base units with complementary worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. There is a stainless steel five burner hob with extractor and further appliances include the electric oven, integral dishwasher and microwave with fridge freezer to be left by owners if buyer wishes. There is a continuation of the oak floor covering, inset ceiling lighting and concealed unit lighting, a central heating radiator and the room is double glazed to both front and rear aspects.

Utility Room

6' 3" x 5' 10" (1.91m x 1.78m)

Once more fitted with a range of wall and base units with complementary worksurfaces incorporating a sink unit with mixer tap. There is plumbing for a washing machine, a central heating radiator, oak floor covering and a door leads to the rear of the property.

Additional Reception Room

12' 4" x 11' 3" (3.76m x 3.43m)

This versatile room is ideal for the home worker, a playroom for young children or an additional reception/garden room having the oak floor covering, central heating radiator and French style doors leading out into the garden.

First Floor Bedroom One

16' 6" x 11' 4" (5.03m x 3.45m)

The principle bedroom is again of generous proportions and has ample space for freestanding





furniture. It has a central heating radiator and is double glazed to front aspect.

En Suite

Modern white suite comprising of low level w/c and vanity style hand washbasin with step in shower. There are attractively tiled walls, inset ceiling lighting, a double glazed obscure window and LED lit vanity mirror.

Bedroom Two/ Study

9' 9" x 9' 6" (2.97m x 2.90m)

This room could be utilised as a double bedroom or study and has a central heating radiator and is double glazed to rear elevation.

Bedroom Three

11' 9" x 8' 8" (3.58m x 2.64m)

A double room overlooking the rear garden and having a central heating radiator and double glazed window.

Bedroom Four

12' 10" x 9' (3.91m x 2.74m)

A sizeable double room with radiator and double glazed window to front aspect.

House Bathroom

7' 5" x 6' 4" (2.26m x 1.93m)

Another modern white suite comprising of low level w/c, wall mounted hand washbasin and bath with chrome mixer and attachment. There are travertine style tiled surrounds, a vinyl floor covering, inset ceiling lighting, a chrome effect heated rail ladder, extractor and double glazed obscure window.

Second Floor Bedroom Five

18' 4" restricted head height x 11' 3" (5.59m restricted head height x 3.43m)

This sizeable double room has a central heating radiator and a good deal of natural light flooding into the room from the two velux roof windows.

Jack & Jill En Suite

11' 10" x 6' 9" (3.61m x 2.06m)

White low level w/c and pedestal hand washbasin with tiled shower cubicle, tiled surrounds and vinyl floor covering, radiator, velux window and extractor. A return door leads out onto the landing area.

Bedroom Six

12' max x 9' 10" restricted head height (3.66m max x 3.00m restricted head height)

The perfect guest room with en suite facilities and having a storage cupboard housing the central heating boiler, radiator and two velux windows to front aspect.

External

To the front of the property is a lawned area and a flagged patio. To the side is a tarmac driveway with ample parking for two cars leading to the garage that has power and lighting. To the rear of the property is a securely fenced low maintenance garden with flagged patio areas, a decked seating area, artificial turf and a barked play area with Wendy House. The garden has original stone walling, an outside water tap and power



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Hall Close, Meltham Holmfirth

- Modern Detached Residence
- Versatile Six Bedroom Accommodation
- Extensive Gardens
- Double Garage
- Contemporary Presentation

Tenure: Freehold EPC Rating: D

Council Tax Band: G

£525,000

directions to this property:

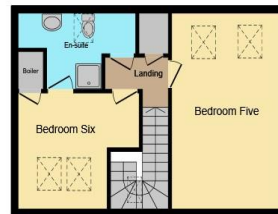
Leave Holmfirth via Victoria Street and bear right on to Greenfield Road. Proceed up to the Ford Inn. Turn right into Thick Hollins Road. Follow the road and take the first left into Netherthong Road. Follow this road down to the bottom and turn left on to Holmfirth Road. At the crossroads in the centre of the village turn right on to Huddersfield Road. Turn right on to Hall Close where the property is located on the left hand side.



Ground Floor



First Floor



Second 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:
HMF108340 - 0006

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