



Thomas Wroe Way, Meltham Holmfirth HD9 5AN

welcome to

Thomas Wroe Way, Meltham Holmfirth

IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THE POPULAR VILLAGE OF MELTHAM WITH OFF STREET PARKING FOR TWO VEHICLES AND ATTRACTIVE ENCLOSED REAR GARDEN.

Summary

Impressive three bedroom semi house located on a cul de sac position, suitable for a young family or professionals. Located on the fringes of Meltham village near rolling countryside the property is perfectly placed for access to Meltham's amenities and local bus routes, with the added benefit of being located nearby to Meltham golf course and a short drive into Holmfirth village. The property is perfectly placed for commuting networks and well regarded schooling. Briefly comprising: entrance hallway, cloakroom/w.c, lounge, dining kitchen, three first floor bedrooms, the principle bedroom being en suite and house bathroom. Externally there is off street parking and gardens to rear.

Accommodation Entrance Hall

There is a laminate floor covering, central heating radiator and staircase ascending to the first floor.

Living Room

16' 3" x 11' 10" max (4.95m x 3.61m max)

A sizeable reception room with ample space for freestanding lounge furniture and having a continuation of the laminate floor covering and being double glazed to front aspect.

Dining Kitchen

15' x 10' 5" (4.57m x 3.17m)

Another spacious room with ample space for entertaining or family meals with the kitchen area having a modern range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. There is an integrated stainless steel hob and electric oven whilst the room also boasts plumbing for the washing machine, plumbing for dishwasher and space for fridge freezer. Again there is a laminate floor

covering, a useful storage cupboard and the room is double glazed to rear aspect with French style doors leading to the rear garden.

Cloaks/W.C

White low flush w/c and hand washbasin with complementary tiled surrounds, laminate floor covering and a central heating radiator.

First Floor Bedroom One

12' x 8' 6" (3.66m x 2.59m)

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

En Suite

Modern white suite comprising of low flush w/c and pedestal hand washbasin along with tiled shower cubicle. The room has tiled surrounds, a laminate floor covering and central heating radiator.

Bedroom Two

10' 2" x 8' 6" (3.10m x 2.59m)

Another double bedroom this one having fitted wardrobes, a central heating radiator and double glazed to rear aspect.

Bedroom Three

8' 9" x 6' 3" (2.67m x 1.91m)

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

House Bathroom

Another contemporary white suite having low level w/c pedestal hand washbasin and paneled bath with overhead Aqualisa shower and screen. There are complementary tiled surrounds, a laminate floor



covering and central heating radiator.

External

To the front of the property two off street parking spaces with electric car charging point. The delightful, low maintenance private enclosed rear garden has a paved patio area, artificial turf and raised flower beds with an array of plants and shrubs.



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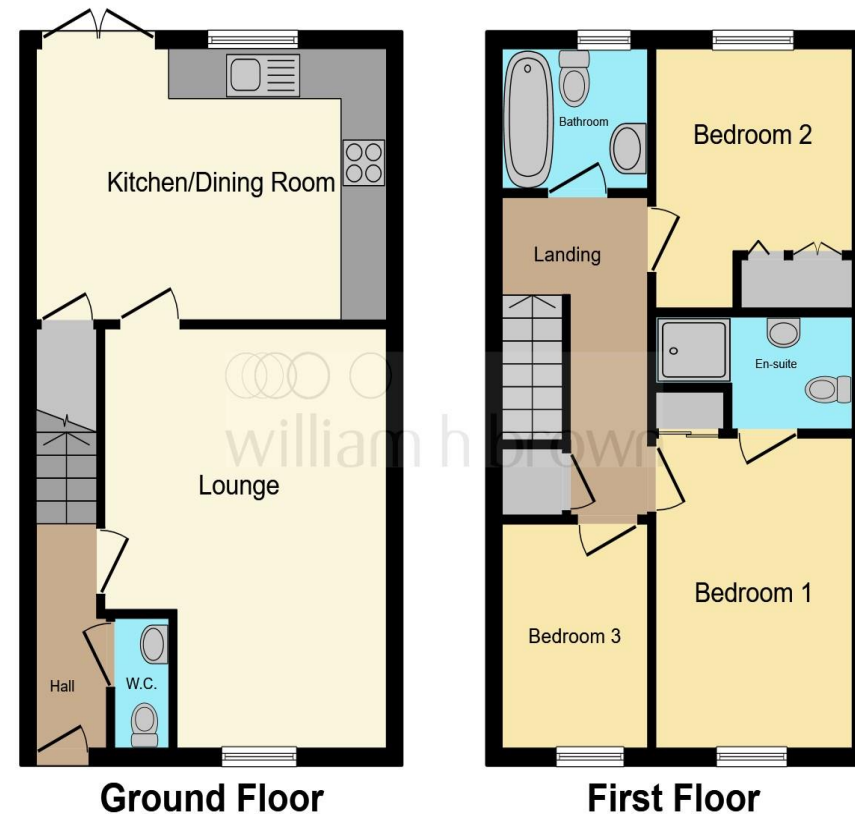
- Modern Semi Detached House
- Three Bedroom Accommodation
- House Bathroom, En Suite And Cloaks/W.C
- Attractive Garden
- Off Street Parking

Tenure: Freehold EPC Rating: B

£260,000

directions to this property:

Leave Holmfirth centre via Woodhead Road and after a short distance fork right up Greenfield Road. Proceed to the Ford Inn and here turn right down Thick Hollins Road. Turn left onto Netherthong Road. At the roundabout continue straight onto Station St/B6107, at the second roundabout take the first exit onto Slaithwaite Road. Turn right onto Helme Lane and then right onto Thomas Wroe Way, where the property will be found on the right hand side.



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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