



Colders Drive, Meltham Holmfirth HD9 5JP

welcome to

Colders Drive, Meltham Holmfirth

OCCUPYING A SECLUDED POSITION IS THIS FABULOUS DETACHED RESIDENCE AFFORDING VERSATILE FIVE BEDROOM ACCOMMODATION PERFECT FOR THE GROWING FAMILY SET WITHIN A GENEROUS PLOT WITH ATTRACTIVE GARDENS AND PARKING FOR SEVERAL VEHICLES.

Summary

Constructed in 2003 and the current vendors home since, this substantial detached residence is simply perfect for the growing family and/or the home workers out there. Boasting versatile five bedroom accommodation the property is set away from the main thoroughfare occupying a sizeable plot with a good degree of privacy. Recently updated to a high specification the property briefly comprises: entrance hall, cloaks/w.c, living room, splendid kitchen/dining room, utility, conservatory, home office, first floor house bathroom and the aforementioned first floor bedrooms, the principle suite boasting dressing room and en suite facilities. Externally the property is enhanced by a garden room whilst the well maintained gardens are ideal for entertaining or relaxing in. Perfectly positioned for the many local amenities and well regarded schooling the property also has ease of access to major routes for surrounding commercial centres.

Accommodation

Entrance Hall

Within the impressive entrance there is decorative coving to ceiling, useful understairs storage, a central heating radiator, an engineered oak floor covering and staircase with spindle ballustrade ascending to the first floor.

Cloaks W.C

There is a continuation of the oak floor covering and a white suite comprising of low level w/c and wall hung hand washbasin. There is an extractor and double glazed obscure window.

Living Room

15' 6" x 13' (4.72m x 3.96m)
This well presented reception has as it's focal point a wood burner set to feature stone and brick fireplace.

There is coving to ceiling, a central heating radiator, double glazed window to side aspect and French style doors lead to:

Conservatory

13' x 12' 3" (3.96m x 3.73m)
Positioned overlooking the garden with ceiling spotlighting and French doors leading outside.

Dining Kitchen

27' 3" x 11' 4" (8.31m x 3.45m)
Boasting ample dining space the room is fitted with a stylish shaker style range of wall and base units with quartz worksurfaces. The centre island is the ideal place for dining. The worktop incorporates a sink and drainer unit with mixer tap whilst appliances include the range cooker with extractor hood, integral dishwasher and there is space for an American style fridge freezer. There is inset ceiling lighting in the kitchen area and the room has a laminate floor covering with double glazing to two aspects and a central heating radiator.

Utility Room

7' 9" x 7' 3" (2.36m x 2.21m)
Located just off the kitchen and having a range of base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. There is plumbing for the washing machine, a laminate floor covering, inset ceiling lighting, door leading to the side of the property and door to the office/hobby room.

Home Office

18' 7" x 9' 8" (5.66m x 2.95m)
Formerly the garage, now ideal for the home worker or a hobby room it has bi fold doors separating the room, a tiled floor covering, double glazed windows to side aspect and French style doors leading to the





front.

Bedroom One

14' 1" x 10' (4.29m x 3.05m)

A splendid principle suite with central heating radiator, inset ceiling lighting and double glazed windows to front aspect.

Dressing Room

10' 4" x 6' to robe (3.15m x 1.83m to robe)

Having fitted wardrobes, drawers and dressing table along with inset ceiling lighting and double glazed window to side aspect.

En Suite

8' 2" x 6' 2" (2.49m x 1.88m)

Modern white low flush w/c and vanity style hand washbasin with step in double shower cubicle having rainfall unit and attachment. There are complementary tiled surrounds and floor covering, a heated rail ladder, vanity mirror and double glazed obscure window.

Bedroom Two

13' x 11' 10" max (3.96m x 3.61m max)

This double room has fitted wardrobes, central heating radiator and is double glazed to front elevation.

Bedroom Three

13' x 7' 7" plus doorwell (3.96m x 2.31m plus doorwell)

This double room has a fitted wardrobes, central heating radiator and is double glazed to rear aspect.

Bedroom Four

13' x 7' 9" to robe (3.96m x 2.36m to robe)

A further double room with fitted wardrobes, radiator and double glazed window to front aspect.

Bedroom Five

8' 4" x 6' 9" (2.54m x 2.06m)

Central heating radiator and double glazed to rear aspect

House Bathroom

8' 3" x 7' 10" (2.51m x 2.39m)

A luxurious room with modern white suite comprising of low level w/c, contemporary style hand washbasin and freestanding bath. There is a double step in shower with large rainfall unit and microphone style attachment. There are tiled walls and floor covering, an extractor, inset ceiling lighting and double glazed obscure window to rear aspect.

Garden Room

11' 5" x 9' 6" (3.48m x 2.90m)

Currently utilised as a hair salon but perfect for entertaining, the room has a vinyl floor covering, power and lighting and inset ceiling lighting.

External

Being West facing means the garden becomes a sun trap in the afternoon and evening and there are several areas at most times of the day to relax. The garden is majority lawned with a vast array of plants and shrubs, fishpond and there is a decking area to the rear for those get away from it all moments. The driveway will accommodate several vehicles where required.



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welcome to

Colders Drive, Meltham Holmfirth

- Modern Individual Detached Residence
- Versatile Five Bedroom Accommodation
- Ideal For The Home Worker
- Garage Conversion/Home Office
- Garden Room/Additional Work Room

Tenure: Freehold EPC Rating: C

£570,000

directions to this property:

Leave Holmfirth via Greenfield Road and proceed up to the Ford Inn, turn right into Thick Hollins Road, follow this road down and take the first turning left into Netherthong Road. Follow this road down to the bottom and turn left again.

Follow the road into Meltham village then turn left on to Greens End Road. Turn left again on to Colders Lane and right on to Colders Drive where the property is located on the right 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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