



**Holmfirth Road, Meltham HOLMFIRTH HD9 4BX**

**welcome to**

## **Holmfirth Road, Meltham HOLMFIRTH**

STONE BUILT SEMI DETACHED HOUSE AFFORDING ONE DOUBLE BEDROOM ACCOMMODATION WITH LOW MAINTENANCE GARDEN AND TWO OFF STREET PARKING SPACES CENTRALLY LOCATED IN THE VILLAGE OF MELTHAM

### **Summary**

Centrally located within the village of Meltham yet occupying a courtyard position away from the main thoroughfare this semi detached residence would be ideal for the first time buyer/investor market. Briefly comprising: entrance hall, living room, breakfast kitchen, first floor double bedroom and shower room the property boasts low maintenance gardens and off street parking for two vehicles. close to Meltham's many amenities as well as commuting routes, an inspection is highly recommended.

### **Accommodation**

#### **Entrance Hall**

There is a laminate floor covering and door leading to staircase to first floor.

#### **Living Room**

16' x 11' 10" ( 4.88m x 3.61m )

A sizeable reception room with the focal point being the electric fire. There are two central heating radiators, useful understairs storage and the room is double glazed to front aspect.

#### **Breakfast Kitchen**

11' 4" x 7' 2" ( 3.45m x 2.18m )

Fitted with a range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. There is a cooker point, plumbing for a washing machine, complementary tiled surrounds and floor covering and the room is double glazed to rear aspect.

#### **Rear Lobby**

This is where the central heating boiler is housed and there is a tiled floor covering, radiator and door leading to the rear of the property.

### **First Floor**

#### **Double Bedroom**

16' 1" x 8' 5" ( 4.90m x 2.57m )

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

#### **Shower Room**

White low level w/c and pedestal hand washbasin along with double shower cubicle. The room has tiled walls, a vinyl floor covering, radiator and an airing cupboard.

#### **External**

To the front of the property is off street parking for two vehicles whilst to the side and rear are low maintenance pebbled and paved garden areas.







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## **Holmfirth Road, Meltham HOLMFIRTH**

- Semi Detached House
- One Double Bedroom
- Low Maintenance Garden
- Off Street Parking
- Central Village Location

Tenure: Freehold EPC Rating: E

guide price

**£125,000**

### **directions to this property:**

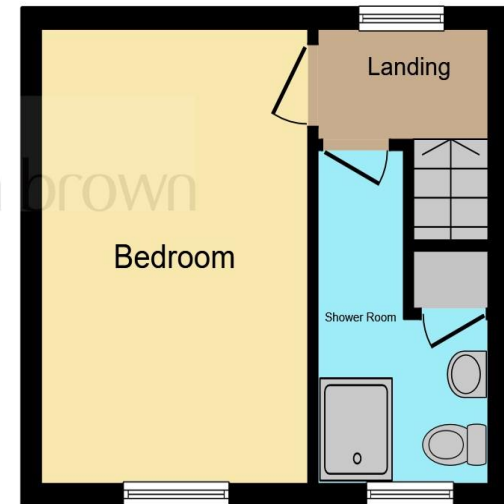
Leave Holmfirth via Greenfield Road and proceed up to the Ford Inn, turn right into Thick Hollins Road, follow this road down and take the first turning left into Netherthong Road.

Follow this road down to the bottom and turn left again.

Follow the road into Meltham village, opposite the fire station turn right under the archway and the property can be found in a courtyard position 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](http://www.focalagent.com)

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Property Ref:  
HMF108366 - 0002

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