



Lower Meadows, Upperthong Holmfirth HD9 3HQ

welcome to

Lower Meadows, Upperthong Holmfirth

BOASTING A PRIME VILLAGE LOCATION AND AVAILABLE WITH NO VENDOR CHAIN IS THIS MODERN DETACHED RESIDENCE AFFORDING SPACIOUS FOUR BEDROOM ACCOMMODATION WITH GARAGE AND GARDENS.

Summary

William H Brown are delighted to bring to market this modern detached family home located in the popular village of Upperthong. Well placed for highly regarded local primary schools and within the catchment for Holmfirth High school, the property is also just a short drive from the vibrant village of Holmfirth with shops, restaurants and bars but also benefits from being on the doorstep to some of the most beautiful rolling countryside. The property provides good sized and well presented accommodation throughout and briefly comprises, an entrance hallway, guest WC, living room, dining room, breakfast kitchen and conservatory to the ground floor and to the first floor is a landing, four sizeable bedrooms and a family bathroom. Externally the house sits on a generous plot with a driveway, garage and garden to the front and to the rear are attractive gardens affording a good degree of privacy. An early inspection would highly recommended due to the popularity of properties in the area.

Accommodation Entrance Hall

The hallway has a laminate floor covering, central heating radiator, useful understairs storage cupboard and a staircase ascending to the first floor.

Living Room

16' 2" x 11' 4" (4.93m x 3.45m)
A generously proportioned room with the focal point being the gas coal effect fire set to feature surround with tiled insert and hearth. There again is a laminate floor covering, decorative coving to ceiling, various wall light points, radiator and double glazed window to front aspect.

French style doors lead to:

Dining Room

11' 5" x 11' 2" (3.48m x 3.40m)
With ample space for freestanding dining furniture the room has a tiled floor covering, radiator and patio door leading to:

Conservatory

12' 1" x 8' 3" (3.68m x 2.51m)
Positioned overlooking the delightful rear garden the room has a continuation of the tiled floor covering and French style doors leading out into the garden.

Breakfast Kitchen

14' 3" x 8' (4.34m x 2.44m)
Fitted with a range of wall and base units with granite effect worksurfaces incorporating a stainless steel one and a half bowl sink and drainer unit with mixer tap. There are tiled surrounds and floor covering whilst appliances include the seven burner range cooker with extractor hood, integral dishwasher and fridge freezer and the room has inset ceiling lighting, is double glazed to rear aspect with a door leading out to the side of the property.

First Floor Bedroom One

14' 3" x 11' 3" (4.34m x 3.43m)
The principle bedroom has a central heating radiator and is double glazed to front aspect.

Bedroom Two

13' 1" x 8' 3" (3.99m x 2.51m)
The second double bedroom has a storage cupboard, central heating radiator and again is double glazed to front elevation.





Bedroom Three

10' 7" x 10' 6" (3.23m x 3.20m)

A third double bedroom. this one having a laminate floor covering, central heating radiator and also boasting a delightful view to rear aspect.

Bedroom Four

8' 7" x 8' 2" (2.62m x 2.49m)

A room that could where necessary accommodate a double bed and having a central heating radiator and double glazed window with views towards Holme Moss.

House Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

Fitted with a modern white suite comprising of low level w/c, pedestal hand washbasin and panelled bath with overhead shower unit and screen. There are complementary tiled surrounds and floor covering, inset ceiling lighting, chrome effect heated rail ladder and a double glazed obscure window.

External

The front of the property is predominantly lawned whilst the drive way leads to the integral garage with power and lighting and a double glazed window to side aspect. The garage also houses the central heating boiler.

The delightful south west facing rear gardens afford a good degree of privacy with lawned areas, decked seating areas and an array of plants and shrubs. The gardens are ideal for young children or for simply relaxing in.



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welcome to

Lower Meadows, Upperthong Holmfirth

- Modern Detached House
- Four Bedroom Accommodation
- No Vendor Chain
- Attractive Gardens
- Garage/Driveway

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in the region of

£400,000

directions to this property:

Leave Holmfirth via Victoria Street and turn left at the traffic lights on to Huddersfield Road. Bear right on to Greenfield Road A635. Turn right on to Ash Grove Road and follow the road to the top. Turn left on to Broad Lane. Turn right on to Netherhouses and right on to Holme View Avenue then left onto Lower Meadows where the property can be found on the left 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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Property Ref:
HMF108390 - 0004

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