



Wessenden Head Road, Meltham Holmfirth HD9 4HR

welcome to

Wessenden Head Road, Meltham Holmfirth

SIGNIFICANTLY EXTENDED DETACHED RESIDENCE AFFORDING GENEROUS FOUR BEDROOM ACCOMMODATION REQUIRING AN INTERNAL INSPECTION TO BE FULLY APPRECIATED AND HAVING ATTRACTIVE GARDENS TO REAR AND FABULOUS COUNTRYSIDE ON THE DOORSTEP.

Summary

An internal inspection would be highly recommended for this greatly extended detached residence to be fully appreciated. Finished to a high specification the current vendors have created a fabulous family home briefly comprising: entrance hall, stunning dining kitchen, living room, utility room, cloaks/w.c, four first floor bedrooms, the principal suite boasting en suite and dressing room. Externally there are delightful gardens and ample off street parking and to the rear is a timber garden room that would be ideal also for the home worker. Located on the fringes of the village of Meltham means local amenities and well regarded schooling are close at hand along with the most amazing rolling countryside and ease of access to major commuting routes.

Accommodation

Entrance Hall

Within the entrance hallway there is useful understairs storage, decorative coving to ceiling, a central heating radiator and a staircase ascending to the first floor.

Dining Kitchen

21' 3" x 20' 2" (6.48m x 6.15m)

This most impressive room is the real hub of the house and perfect for the growing family or for entertaining. The kitchen area has a stylish range of wall and base unit with complementary worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. High quality appliances include the five burner range cooker with extractor hood, integral dishwasher and fridge freezer whilst the room is further complemented by the Karndean floor covering, centre island with wine cooler and additional storage and inset ceiling lighting. There are two central heating radiators and

there is double glazing to rear aspect and bi fold doors provide a good deal of natural light and access to the rear garden.

Living Room

14' 9" x 11' (4.50m x 3.35m)

Ideal for those more relaxing times the focal point is the acoustic wall panelling with wiring for wall mounted TV. There is decorative coving to ceiling, a radiator and the room is double glazed to front aspect.

Utility Room

7' 8" x 5' 8" (2.34m x 1.73m)

Located off the kitchen is the utility room with a range of base units and roll edge worksurfaces with sink and drainer unit and mixer tap. There is an extractor fan and central heating radiator and a continuation of the high quality floor covering.

Cloaks/W.C

Low level w/c and pedestal hand washbasin with tiled splashbacks and extractor.

First Floor Bedroom One

15' 9" x 9' 7" plus entry (4.80m x 2.92m plus entry)

A fabulous principal suite with the bedroom having French style doors leading to a Juliette balcony and a central heating radiator.

Dressing Room

There is hanging space and storage drawers along with inset lighting and a central heating radiator.

En Suite

Modern white suite comprising of low flush w/c and wall mounted vanity style sink unit. There is a double shower cubicle with rainfall unit and





attachment whilst the room has a vinyl floor covering, inset ceiling lighting, heated rail ladder and a double glazed window to rear aspect.

Bedroom Two

14' 5" max x 11' 7" (4.39m max x 3.53m)

The second double bedroom is also of generous proportions and has a central heating radiator and is double glazed to front aspect with beautiful far reaching views.

Bedroom Three

10' 7" x 9' 6" (3.23m x 2.90m)

A third double bedroom with central heating radiator and double glazed window to rear aspect overlooking the garden.

Bedroom Four

8' 9" x 6' 9" (2.67m x 2.06m)

The final bedroom has a bulkhead storage cupboard, central heating radiator and is double glazed to front aspect - again note the views.

House Bathroom

10' 8" x 5' 8" (3.25m x 1.73m)

Again fitted in a contemporary style with white low flush w/c, pedestal hand washbasin and panelled bath with overhead shower unit and screen. There are tiled surrounds, a vinyl floor covering, radiator and double glazed obscure window.

External

To the front of the property is the driveway providing off street parking for several vehicles. To the rear there are delightful tiered gardens with a paved patio and raised flower beds. There is a second raised patio with glazed balustrade, and there are lawned areas and a good array of established plants and shrubs. There is also a sizeable garden shed ideal for additional storage or a workshop.

Garden Room

12' 6" x 9' 2" (3.81m x 2.79m)

Ideal for entertaining and also potential for the home worker having power and lighting and being heated.



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Wessenden Head Road, Meltham Holmfirth

- Extended Detached Residence
- Four Bedroom Accommodation
- Off Street Parking For Several Vehicles
- Attractive Gardens
- Stunning Countryside Close At Hand

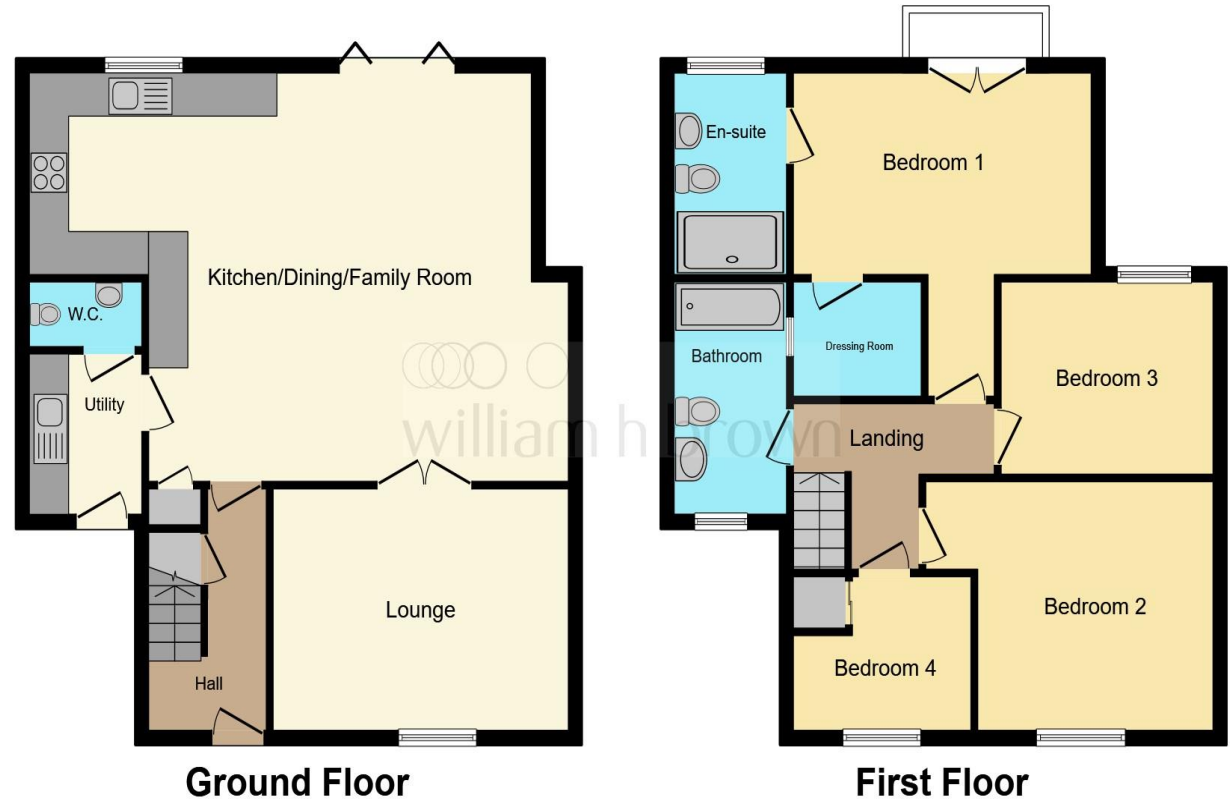
Tenure: Freehold EPC Rating: Awaited

guide price

£400,000

directions to this property:

From our offices on Victoria Street, turn left at the lights onto Huddersfield Road, then turn right onto Greenfield Road. Continue to the Ford Inn and turn right onto Thick Hollins Road. Turn left onto Holmfirth Road and as you come to the Village centre turn left onto Wessenden Head Road. Proceed up the hill where the property can be found on the left hand side.



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