



Meltham Road, Marsden Huddersfield HD7 6JZ

welcome to

Meltham Road, Marsden Huddersfield

THIS SUBERBLY APPOINTMENT THREE/FOUR BEDROOM STONE DETACHED BUNGALOW. SET IN A PRIME POSITION IN THE HIGHLY SOUGHT AFTER VILLAGE OF MARSDEN. AMPLE OFF ROAD PARKING TO THE FRONT, WELL MANICURED GARDENS. SPACIOUS OPEN PLAN LIVING, SUN ROOM OVER LOOKING THE GARDEN. GENEROUS UTILITY ROOM.

Summary

Rarely do opportunities arise to pursue properties like this three/four bedroom detached bungalow set in a prime position in the highly sought after village of Marsden. Immaculately presented to a high standard throughout. The property is ideal for those who love to entertain, with open plan kitchen, dinner and lounge, leading onto sun room and spacious utility room. Further enhanced by a second reception or bedroom, three further bedrooms and house bathroom. Externally is ample off road parking to the front, with a spacious well manicured rear garden. Well placed for local amenities in the sort after village of Marsden and excellent access for Leeds and Manchester via the local railway station. The property also benefits from good commuting links to city centres and is perfectly situated for countryside walks, with access to the Peaks, canal and reservoirs.

Entrance Vesibule

Enter through the composite door with obscured double glazed panel into this spacious entrance vestibule with attractive tiled walls to dado height. Plenty of room to store coats and shoes. with an attractive Amtico herringbone floor covering and inset down light to ceiling.

Utility Room

8' 8" x 8' (2.64m x 2.44m)
This generous size utility room, with a good range of sleek wall and base handleless units, larder storage with bold coloured brick style tiles to further complement. Further enhanced by plumbing for washing machine, housing the Worcester Bosch boiler. Double glazed window to front aspect, Amtico floor covering. Radiator.

Open Plan Kitchen/Diner/Lounge

30' 11" x 12' 11" (9.42m x 3.94m)

With Herringbone Amtico floor covering flowing though into this superb open plan living space. The high quality kitchen is sleek and radiates character with its bold mirrored splash back and American style fridge freezer, with water dispenser and generous kitchen Island incorporating induction hob with seating area. There is a good range of handleless wall and base units, Further enhanced by integral oven, further base units within the Island. The dining space, offers plenty of room to accommodate a dining table, and settee, with French doors leading onto sun lounge. The lounge space, has plenty of natural light flooding through the picture window taking in the beautiful manicured garden. The real feature being the wood burning stove, set onto granite style hearth with stove pipe, and attractive decorative brick style wall. Inset downlights to ceiling. With two double panelled anthracite vertical radiators.

Snug/Bedroom Four

11' 8" x 8' (3.56m x 2.44m)

Neutrally decorated carpeted snug, with double glazed window to front aspect, taking in the attractive view across the countryside.

Sun Room

20' 3" x 11' 4" (6.17m x 3.45m)

Located to the rear of the property is this attractive sun room, with laminate style floor covering. There is an bio fuel style stove with attractive paneled wall. The rear section is currently utilised as office space, with steps down. Double glazed french doors leading on to the garden.

Bedroom One

13' 7" x 9' 11" (4.14m x 3.02m)

This opulent carpeted master bedroom which is





located to the rear of the property, with double glazed window looking over the fabulous garden.

Bedroom Two

11' x 10' 4" (3.35m x 3.15m)

Attractive carpeted bedroom with double glazed window to front aspect. There is a bank of modern built in wardrobe with drawers.

Bedroom Three

10' 10" x 8' 1" (3.30m x 2.46m)

Luxurious carpeted bedroom with feature paneled wall. Double glazed window to front aspect. Radiator.

Bathroom

9' 11" x 5' 5" (3.02m x 1.65m)

Luxury white bathroom suite, with contrasting brick style wall tiles and herringbone laminate style floor covering. Walk in shower, complimented with contrasting black paneled shower screen, Heritage sink with chrome style wash stand, modern low flush WC. Black towel heated radiator.



External

To the front of the property is a tarmaced driveway providing ample of road parking. An attractive lawned garden with well stocked borders incorporating well established plants and shrubs. To the rear is a paved seating area, with pond. Leading to this generous well manicured garden with its array of plants, shrubs and flowers. Access to one side, with composite garden shed. Further enhanced by turfed garden to opposite side, with access down to the front of the property, ideal for wood storage. Making this garden the ideal space for al fresco dining in those Summer Months.



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Meltham Road, Marsden Huddersfield

- Detached Stone Bungalow
- Three/Four Bedroom
- Spacious Open Plan Lounge/Diner/Kitchen
- Generous Utility Room
- Sun Room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£475,000

directions to this property:

From our office at Victoria Street, turn left at the lights onto Huddersfield Road and then right onto Greenfield Road. Turn right at the Ford Inn onto Thick Hollins Road, turn left onto Holmfirth Road and continue through Meltham Village. Turn left at the mini roundabout onto Slaithwaite Road and continue



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