



Colders Lane, Meltham Holmfirth HD9 5JL

welcome to

Colders Lane, Meltham Holmfirth

BOASTING A HIGH SPECIFICATION IS THIS NEW BUILD EXECUTIVE STYLE DETACHED RESIDENCE AFFORDING GENEROUS FIVE BEDROOM ACCOMMODATION AND LOCATED IN A PEACEFUL POSITION IN THE POPULAR VILLAGE OF MELTHAM

Summary

This stylish new build residence warrants an internal inspection to fully appreciate the high specification five bedroom accommodation on offer. Being deceptively spacious the property is simply perfect for the growing family and briefly comprises: entrance hall, cloaks/w.c, fabulous open plan dining/living kitchen living room, home office/snug, utility room, aforementioned first floor bedrooms with the principle suite and guest bedroom both enhanced by en suite facilities, and the house bathroom. Beautifully finished the property benefits externally from sizeable landscaped gardens and access to a double garage. Within close proximity of local village amenities the property is also in the catchment for well regarded schooling and has ease of access to major routes for surrounding commercial centres.

Accommodation

Entrance Hall

Providing a splendid first impression the entrance has an oak floor covering, doors leading to several of the rooms, inset ceiling lighting and a staircase with oak and glazed balustrade ascending to the first floor.

Cloaks/W.C

With a continuation of the floor covering there is a contemporary style suite with white low flush w/c and vanity style hand washbasin. The room has inset ceiling lighting, an extractor fan and double glazed obscure window to side aspect.

Living Room

17' x 20' (5.18m x 6.10m)

A fabulous main reception room of generous proportions and with a vast amount of natural light passing through via the double glazed windows to

side aspect and bi folding doors to rear aspect leading out into the garden. Another room benefiting from the underfloor heating there are also two ceiling light points. The room is carpeted.

Home Office/ Snug

13' 8" x 9' 1" (4.17m x 2.77m)

A versatile room in its usage, ideal for the home worker, as a playroom or simply relaxing in. The cabling is cat 6 cabling provided for the external camera points. The room has inset ceiling lighting and triple aspect windows again providing a wealth of natural light. The room is carpeted.

Open Plan Kitchen/Family Room

27' 3" x 16' (8.31m x 4.88m)

The real hub of the home perfect for getting the family together or entertaining friends. The kitchen has a high quality range of wall and base units with quartz worksurfaces incorporating a one and a half bowl composite sink unit with brushed chrome mixer tap. A full range of appliances include the ceramic hob with extractor, a fan assisted oven, microwave combination oven, fridge freezer, dishwasher and wine fridge. The kitchen has concealed unit lighting with the room having inset ceiling lighting, marble effect tiled floor covering, triple aspect windows with bi folding doors to the rear and a bank of skylight windows again to rear aspect.

Utility

This room has a continuation of the porcelain tiled floor covering and features fitted wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. There is space and plumbing for a washing machine, inset ceiling lighting and double glazed door leading to side aspect.





First Floor Bedroom One

11' 8" x 20' 1" (3.56m x 6.12m)

A sizeable principle bedroom again bright and airy with double glazed triple aspect featuring skylight windows and vaulted ceiling. There is inset ceiling lighting, various wall light points plus a central heating radiator. The room is carpeted.

Dressing Area

8' 6" x 12' 2" (2.59m x 3.71m)

Once more having inset ceiling lighting and ample space for fitted/freestanding furniture.

En Suite

A contemporary white suite comprising of low level w/c wall hung hand washbasin with vanity unit and shower cubicle with rainfall unit and attachment. There are complementary marble effect tiled walls and floor covering, fitted display shelving, heated rail ladder and skylight to side aspect The room also boasts inset ceiling lighting, an extractor fan and backlit vanity mirror.

Bedroom Two

14' 9" x 17' (4.50m x 5.18m)

Another generously proportioned double room with inset ceiling lighting, central heating radiator and a bank of double glazed windows to rear aspect, carpeted and door leading to:

En Suite

A delightful addition to the guest suite is this en suite fitted with a contemporary style suite comprising of low flush w/c, hand washbasin and shower cubicle with rainfall unit and attachment. The room has inset ceiling lighting, marble effect tiled walls and floor covering along with heated rail ladder and double glazed obscure window.

Bedroom Three

18' 8" x 9' (5.69m x 2.74m)

The third double bedroom has inset ceiling lighting, a central heating radiator and skylight windows and double glazed windows to front aspect. The room is carpeted.

Bedroom Four

7' 9" x 17' (2.36m x 5.18m)

This bedroom is also of double proportions and has inset ceiling lighting, carpeted, a central heating radiator and is double glazed to rear aspect overlooking the rear landscaped gardens.

Bedroom Five

11' 7" x 10' (3.53m x 3.05m)

Another double bedroom or home office if required the room has inset ceiling lighting, a central heating radiator and is double glazed to rear aspect. The room is carpeted.

House Bathroom

This luxurious bathroom has a low flush w/c, wall hung hand washbasin with mixer and vanity unit, double ended bath with wall mounted shower head and walk in shower with rainfall unit and attachment. There are complementary tiled walls and floor covering, inset ceiling lighting and central heating radiator along with extractor fan, backlit vanity mirror and double glazed obscure window to side aspect.

External

To the front of the property there is off street parking for several vehicles, being installed in the next two weeks are electric gates and perimeter railings to the front. The driveway is leading to the integral double garage measuring 20'6" by 19'9". The garage has a remote controlled sectional door and has power and lighting, an EV charger and houses the properties central heating boiler. The property benefits from Solar PV and battery storage. The rear gardens have been extensively landscaped with a fabulous Kandra stone flagged patio, a middle tier garden that is predominantly lawned with an



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Colders Lane, Meltham Holmfirth

- Newly Built Detached Residence
- Five Bedroom Accommodation-Principle Bedroom En Suite
- Double Garage
- Generous Gardens
- High Specification

Tenure: Freehold EPC Rating: A

Council Tax Band: G

£700,000

directions to this property:

Leave Holmfirth via Victoria Street and turn left at the traffic lights on to Woodhead Road. Turn right on to Greenfield Rd and continue to the Ford Inn public house. Here turn right on to Thick Hollins Road and then left on to Upperthong Lane. Bear left on to Holmfirth Road. Continue on to Station Street and then left on to Greens End Road. Turn left on to Colders Lane where the property can be found at the end of the road on the left hand side..



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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