



**Heritage Court, Meltham Holmfirth HD9 5QE**



*welcome to*

**Heritage Court, Meltham Holmfirth**

SUBSTANTIAL DETACHED RESIDENCE IDEAL FOR THE GROWING FAMILY AFFORDING VERSATILE FIVE BEDROOM ACCOMMODATION LOCATED IN A PLEASANT GATED COMMUNITY ON THE OUTSKIRTS OF MELTHAM VILLAGE. ANNEXE IDEAL FOR TEENAGES/ PARENTS / OFFICE



The property is located in Meltham, a small town in West Yorkshire. It lies in the Holme Valley below Wessenden Moor, approximately four and a half miles south-west of Huddersfield on the edge of the Peak District National Park. Meltham is within close reach of several major cities, including Manchester, Leeds, Wakefield and Sheffield. The property is close to local amenities including shops, supermarkets and restaurants as well as schooling. Meltham has excellent bus services to nearby villages and beyond.

## Summary

### Accommodation

#### Entrance Hall

#### Living Room

17' 10" x 10' 4" ( 5.44m x 3.15m )

#### Open Plan Kitchen/ Family Room

22' 5" max x 17' 10" max ( 6.83m max x 5.44m max )

#### Conservatory

16' x 14' 5" ( 4.88m x 4.39m )

#### Home Office/ Playroom

12' x 8' ( 3.66m x 2.44m )

#### Cloaks/ W.C

#### First Floor

#### Bedroom One

14' 7" x 9' 7" ( 4.45m x 2.92m )

#### En Suite

8' 4" x 5' 9" ( 2.54m x 1.75m )

#### Bedroom Two

11' 8" x 8' 5" ( 3.56m x 2.57m )

#### Bedroom Four

10' 3" x 8' 2" ( 3.12m x 2.49m )

#### Bedroom Five

9' 4" x 6' 10" ( 2.84m x 2.08m )

#### Annexe

#### Living Room



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## Heritage Court, Meltham Holmfirth

- Commanding Detached Residence
- Versatile/ Spacious Five Bedroom Accommodation
- Generous Gardens
- Double Garage
- Annexe Ideal For Teenagers/Parents

Tenure: Freehold EPC Rating: C

guide price

**£550,000**

### directions to this property:

From our office on Victoria Street, Holmfirth, turn left at the traffic lights onto Woodhead Road, then bear right onto the A635 Greenfield Road. Turn right onto Thick Hollins road at the Ford Inn. Next turn left onto Nethererton Road, turn left onto Holmfirth Road which leads onto Station Road through the village of Meltham. At the mini roundabout at Morrisons take the first left and then at the second mini roundabout go straight on to Slaithwaite Road where the property can be found on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HMF107492 - 0004

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