

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









view this property online williamhbrown.co.uk/Property/HMF107492



welcome to

Heritage Court, Meltham Holmfirth

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

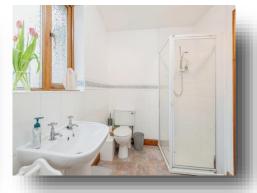
Tenure: Freehold EPC Rating: C

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 Netherton 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.





view this property online williamhbrown.co.uk/Property/HMF107492



Property Ref:

HMF107492 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01484 687818

⊳

Google



holm firth @william hbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE

Red Ln

Please note the marker reflects the

postcode not the actual property

Map data ©2024



williamhbrown.co.uk