



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. ROOM IDEAL FOR TEENAGES/ PARENTS / OFFICE WITH KITCHENETTE

Summary

This commanding detached residence warrants an internal inspection for the spacious and versatile five bedroom accommodation of over 2000sq feet to be fully appreciated. Located within a gated community in the popular village of Meltham. Room ideal for a teenager or parents with own kitchenette. Briefly comprising: entrance hall, cloaks/w.c, living room, fabulous dining kitchen, conservatory, home office, the five upper floor bedrooms, master being en suite, second living room and house bathroom. Enhanced externally by generous lawned gardens the property also has access to a double garage and sits perfectly for local amenities, well regarded schooling and major road networks for the commuter.

Accommodation Entrance Hall

Immediately impressive on entry the hallway has a high quality floor covering with underfloor heating, decorative coving to ceiling, useful understairs storage and a central heating radiator. A staircase ascends to the first floor and doors lead to the following rooms:

Living Room

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

A most generous reception room with the focal point being the wall mounted living flame electric fire. There is decorative coving to the ceiling, two central heating radiators and the room is double glazed to two aspects.

French style doors lead to:

Open Plan Kitchen/ Family Room

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

The real hub of the home is this fabulous living kitchen with the kitchen having a stylish range of

wall and base units with granite worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Integral appliances include the 6 burner range cooker, integral dishwasher and microwave whilst the centre island also houses an integral fridge. There is a continuation of the floor covering from the hallway with underfloor heating and the room has inset ceiling lighting, is double glazed to two aspects and is simply perfect whether entertaining or family gatherings.

French style doors lead to:

Conservatory

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

Perfectly positioned overlooking the rear garden and providing further reception space the room has two electric wall heaters, various wall light points and patio doors lead out into the garden.

Home Office/ Playroom

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

The ideal room for the home worker or playroom for the children having central heating radiator and being double glazed to rear aspect.

Cloaks/ W.C

White low flush w/c and wall mounted hand washbasin with tiled splashbacks, extractor, central heating radiator and double glazed obscure window.

First Floor

Bedroom One

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

Generous double room with built in wardrobes, central heating radiator and double glazed window to rear aspect.

En Suite

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

Another modern white suite comprising of low flush w/c and hand washbasin along with step in double shower, Tiled floor covering, chrome effect heated rail ladder and double glazed obscure window.

Bedroom Two

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

The second double room again of sizeable proportions with built in wardrobe, central heating radiator and double glazed window to rear aspect.

Bedroom Four

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

Yet another room of double proportions with central heating radiator and double glazed to rear aspect.

Bedroom Five

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

This bedroom has a central heating radiator and is double glazed to front aspect.

Living Room

17' 5" max x 17' (5.31m max x 5.18m)

This room offers a vast amount of potential in its usage either with a separate annex or if utilised as an additional reception room. There is coving to ceiling, a central heating radiator and the room is double glazed to front aspect.

Kitchen

8' 6" x 6' 7" (2.59m x 2.01m)

Boasting a range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. Appliances include the gas hob and electric oven whilst there are complementary tiled surrounds, a laminate floor covering, concealed unit lighting, radiator and double glazed window.



 **Ground Floor**



First Floor

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

