



Huddersfield Road, Meltham Holmfirth HD9 4AG

welcome to

Huddersfield Road, Meltham Holmfirth

WELL PRESENTED DETACHED TRUE BUNGALOW OCCUPYING A PRIME POSITION WITHIN THE VILLAGE OF MELTHAM AND AFFORDING SIZEABLE TWO BEDROOM ACCOMMODATION ALONG WITH WELL MAINTAINED GARDENS AND GARAGE.

##Invalid Field Name##

Summary

Available with no vendor chain is this splendid detached true bungalow occupying a generous plot and located just away from the centre of the popular village of Meltham. The well maintained two bedroom accommodation requires an internal inspection to be fully appreciated and briefly comprises: entrance hall, spacious dining kitchen, living room, aforementioned two double bedrooms and bathroom. There is access to an integral garage whilst the low maintenance gardens are perfect for relaxing in. The many amenities of Meltham are close at hand along with bus services running frequently.

Accommodation

Entrance Hall

This pleasant reception area has an oak floor covering, cloaks cupboard, central heating radiator and decorative coving to ceiling.

Dining Kitchen

31' 4" x 9' (9.55m x 2.74m)

A spacious room ideal for entertaining with the kitchen area having an oak effect range of wall and base units with complementary worksurfaces incorporating a sink and drainer unit with mixer tap. Appliances include the stainless steel gas hob with extractor hood and electric oven whilst there is also an integral slim line dishwasher. The room has tiled surrounds a laminate floor covering, heated rail, inset ceiling lighting and is double glazed with a door leading to the rear of the property. The kitchen opens into the dining area that is carpeted with wall mounted gas fire and French style doors leading out into the garden.

Living Room

16' 7" x 12' 3" (5.05m x 3.73m)

A well presented room with the focal point being the log effect stove set to recess with Adams style surround. There is coving to ceiling, a central heating radiator and the room is double glazed to front aspect.

Bedroom One

12' 6" x 8' 8" (3.81m x 2.64m)

This attractively decorated double room has fitted wardrobes and desk along with central heating radiator and is double glazed to front aspect.

Bedroom Two

11' 8" x 9' 5" (3.56m x 2.87m)

A second double room, this one also having fitted wardrobes and bedside drawers, coving to ceiling, central heating radiator and double glazed to rear aspect.

Bathroom

Fitted with a white suite comprising of low flush w/c, pedestal hand washbasin and paneled bath with quadrant shower cubicle. There are complementary tiled walls, inset ceiling lighting, two heated rails, a vinyl floor covering and a double glazed obscure window.

External

The property is approached via a block paved driveway that provides off street parking for several vehicles and leads to the integral garage. The garage has a utility area with sink and drainer unit and plumbing for a washing machine. There is a further water supply and central heating radiator. To the front of the property is lawned area with an array of plants and shrubs and mature tree whilst the rear gardens are predominantly low maintenance with graveled and block paved areas.





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welcome to

Huddersfield Road, Meltham Holmfirth

- Detached True Bungalow
- Central Village Location
- Two Double Bedrooms
- Generous Gardens
- Integral Garage

Tenure: Freehold EPC Rating: Awaiting

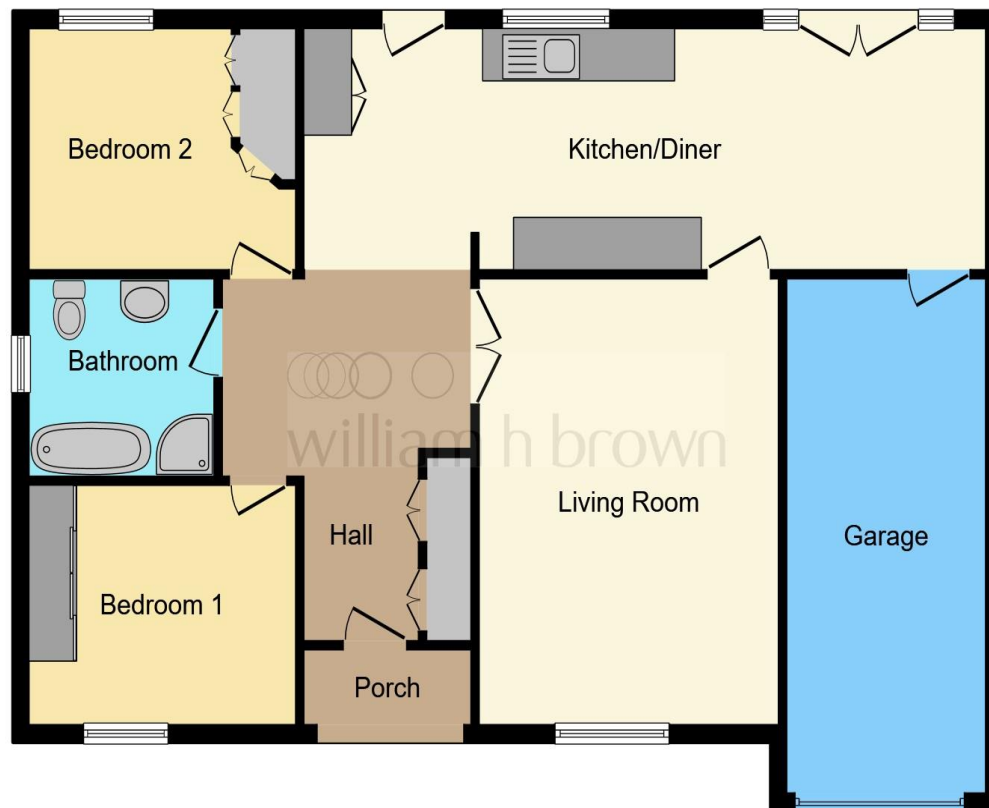
guide price

£375,000

directions to this property:

Leave Holmfirth via Woodhead Road and after a short distance fork right on to Greenfield Road. Follow this road up for approximately two miles to the Ford Inn public house and here turn right down Thick Hollins Road.

Proceed to the golf club and here go straight across on to Acre Lane. Follow the road down to the bottom and here turn left following the road on to the junction with the main Huddersfield Rd. At this junction turn left and proceed for a



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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Property Ref:
HMF107968 - 0003

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