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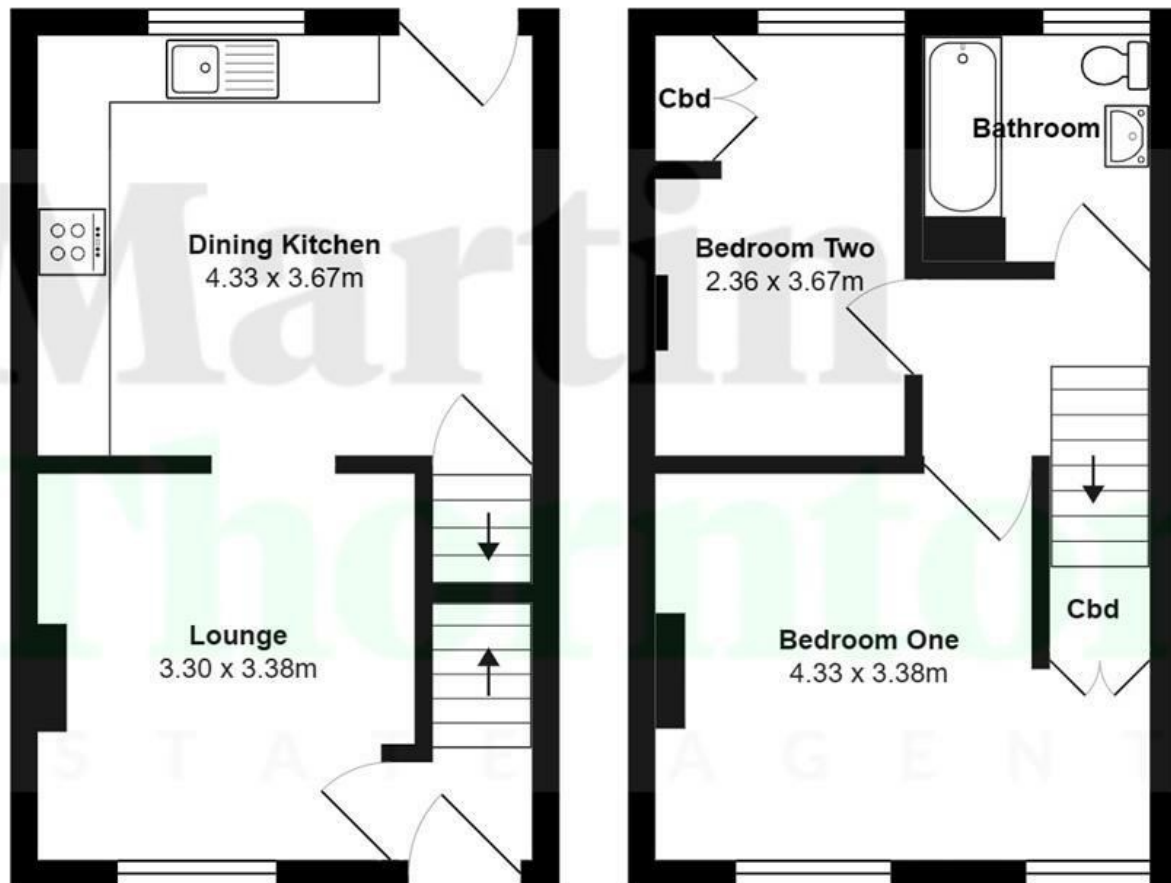
Station Street, Meltham Huddersfield,

Offers in the region of
£110,000

A stone built semi-detached two-bedroom home located in the centre of this popular village with an array of amenities close by. The property would be an ideal first purchase or investment opportunity and is offered with the advantage of vacant possession. The accommodation comprises an entrance lobby, living room, large dining kitchen and useful cellar. On the first floor are two good sized bedrooms and a bathroom. There is a gas-fired central heating system and uPVC double glazing. Externally, there is a gravelled garden area to the rear as well as parking.

**Station Street, Meltham
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

Station Street, Meltham Huddersfield,

Details



Entrance Lobby

An external uPVC door with opaque glazed panels and matching over-light gives access to the lobby. This is ideal for storing shoes and coats, etc., and has a staircase rising to the first floor accommodation. A panelled door leads into the living room.

Living Room

This reception room is positioned at the front of the property and has a fire surround with a tiled hearth and inlay. There is a uPVC window and a radiator.



Dining Kitchen

This large open plan eating and entertaining space. is positioned at the rear of the property. It is ready for upgrading and redesigning, currently having wall cupboards and base units with working surfaces. Integrated appliances include an oven and hob along with a stainless steel sink unit. There is space for additional freestanding appliances and the room can easily accommodate a large formal dining table. There is a rear uPVC window, laminate flooring and a radiator. Access can be gained down to the cellar.

First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing where there is access to the loft area and a radiator.

Bedroom One

This large double bedroom is positioned at the front of the property and is particularly light and bright with twin uPVC windows. Over the staircase projection, there is a built-in storage cupboard. There is a fire surround to the chimney breast and a radiator.



Station Street, Meltham Huddersfield,

Details



Bedroom Two

This good sized second bedroom is positioned at the rear of the property and has a floor-to-ceiling storage cupboard with shelving and which houses the boiler for the central heating system. There is a uPVC window and a radiator.



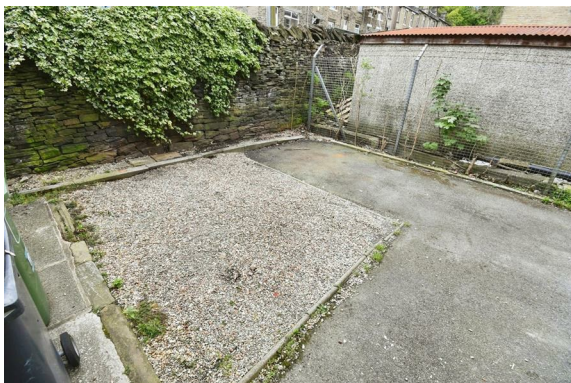
Bathroom

The bathroom has a three-piece suite comprising a timber panelled bath with a shower attachment from the mixer tap and curved shower screen, a pedestal wash hand basin and a low-level WC. There is a uPVC rear window.



External Details

At the front of the property, there is a perimeter wall and stone gate posts. At the rear is a gravelled garden area ideal for outdoor sitting as well as parking.



Station Street, Meltham Huddersfield,

Directions

