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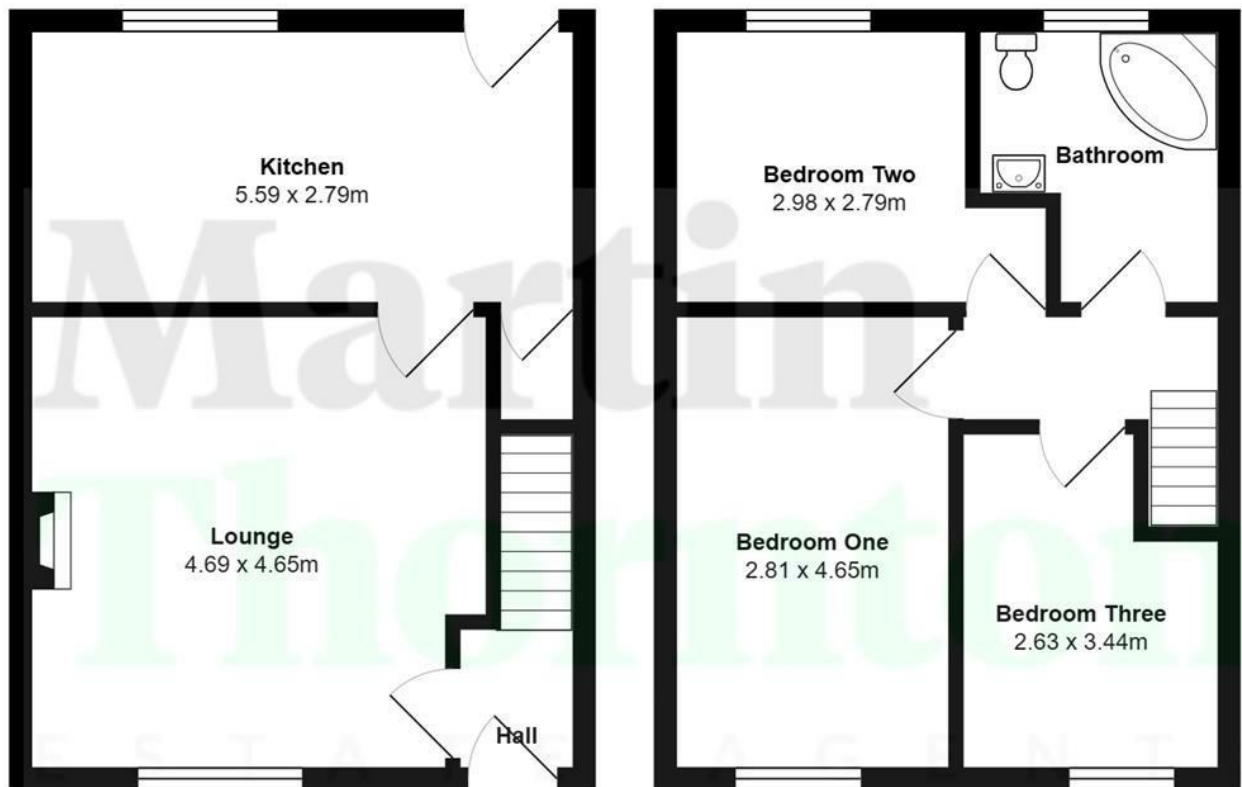
Victoria Road, Meltham Holmfirth,

Offers over £150,000

This three-bedroom through terraced property provides good sized rooms, an enclosed rear garden and informal parking immediately in front. The property is located in the centre of this popular village with local amenities a short distance away and good commuting links. The accommodation comprises an entrance lobby, living room, rear dining kitchen with some integrated appliances and cellar. On the first floor are three bedrooms and the bathroom. There is a gas-fired central heating system and uPVC double glazing. To the rear of the property is an enclosed garden with potential to create a lovely outdoor space. The property is offered with the advantage of vacant possession.

**Victoria Road, Meltham
Holmfirth,**

Floorplan



All measurements are approximate and for display purposes only

Victoria Road, Meltham Holmfirth,

Details



Entrance Lobby

An external uPVC door with an opaque glazed panel and over-light gives access to the entrance lobby. This has a staircase rising to the first floor accommodation and a panelled door leads into the living

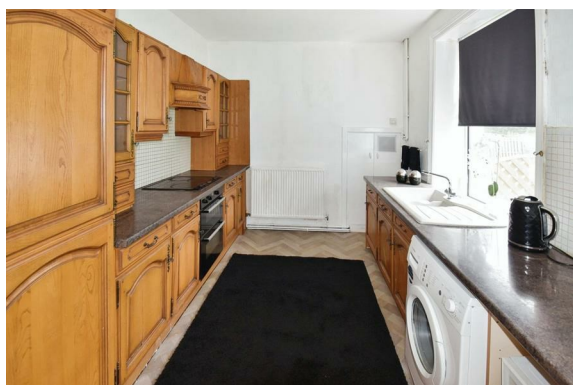
Living Room

This good sized reception room is positioned at the front of the property and has a floor-to-ceiling storage cupboard and a uPVC window. There is a decorative fire surround with a marble style inlay and hearth, home to an electric fire, and a radiator. The room can accommodate plenty of furniture and a panelled door leads through to the dining kitchen.



Dining Kitchen

This room is positioned at the rear of the property and has wall cupboards and base units with working surfaces and a one-and-a-half bowl sink with mixer tap. Integrated appliances include an oven, hob, fridge and freezer. Concealed is the boiler for the central heating system and there is plumbing for an automatic washer and space for a small dining table. To the rear elevation is a uPVC window and door along with a radiator. Access can be gained to the cellar.



First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing

Victoria Road, Meltham Holmfirth,

Details



Bedroom One

This large double bedroom is positioned at the front of the property and has a built-in mirror fronted wardrobe with high level storage. The large uPVC window enjoys a pleasant outlook over the village centre with the Church in the foreground and the National Park in the distance. The room can accommodate fitted or freestanding furniture and has a radiator.



Bedroom Two

This light and bright bedroom is positioned at the rear of the property and has a uPVC window enjoying an outlook over the garden. There is also a radiator.



Victoria Road, Meltham

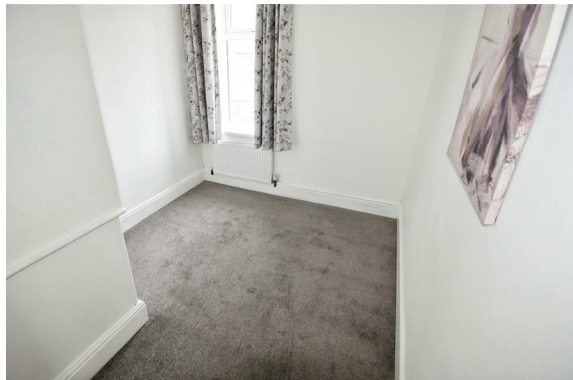
Holmfirth,

Details



Bedroom Three

This good sized L-shaped bedroom is larger than it appears in the photographs and has a built-in storage cupboard with shelving over the staircase projection. There is a uPVC window and a radiator.



Bathroom

The white three-piece suite comprises a timber panelled bath with shower unit over, pedestal wash hand basin and low-level WC. There is appropriate tiling around the bath and half height tiling to the remaining walls along with a rear uPVC window and a radiator.



External Details

At the front of the property is informal parking on the unmade lane. To the rear is a good sized garden with fencing and a wall at one end with the potential for redesigning/landscaping to create a fabulous outside space.



Victoria Road, Meltham
Holmfirth,
Directions

