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## Thomas Wroe Way, Meltham Huddersfield,

**Offers over £375,000**

### MARTIN THORNTON PLATINUM

This is a well-appointed detached four-bedroom family home enjoying a southerly aspect to the front. It occupies one of the larger plots which our clients have levelled and landscaped. The house enjoys a cul-de-sac position on the edge of the village, midway between Holmfirth and Meltham, with views from certain rooms of the National Park in the distance. The light and bright accommodation comprises an entrance hallway, large living room, large open plan dining kitchen with integrated appliances, utility and downstairs WC. On the first floor are four bedrooms (the master with an en suite) and the house bathroom. The property has a gas-fired central heating system and uPVC double glazing. Externally, there is a side driveway, garage and charging point for an electric vehicle. The rear landscaped garden is enclosed.

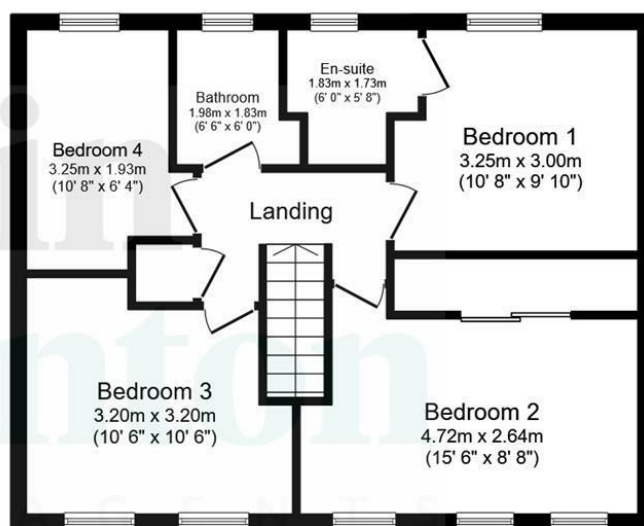
# Thomas Wroe Way, Meltham Huddersfield,

## Floorplan



### Ground Floor

Floor area 54.2 sq.m. (584 sq.ft.)



### First Floor

Floor area 54.2 sq.m. (584 sq.ft.)

TOTAL: 108.4 sq.m. (1,167 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

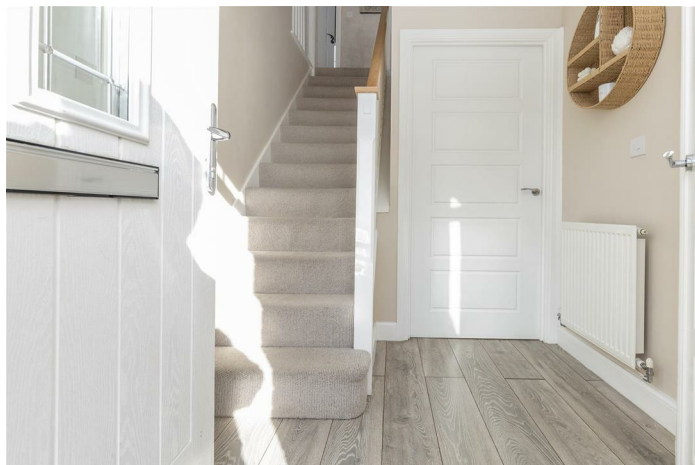


# Thomas Wroe Way, Meltham Huddersfield,

## Details



### Entrance Hallway



An external composite door with a decorative glazed panel gives access to the entrance hallway. This has a staircase with an oak handrail rising to the first floor accommodation. The hallway is light and bright with grey laminate flooring, a useful cloaks cupboard and a radiator. A door leads into the living room.

### Living Room



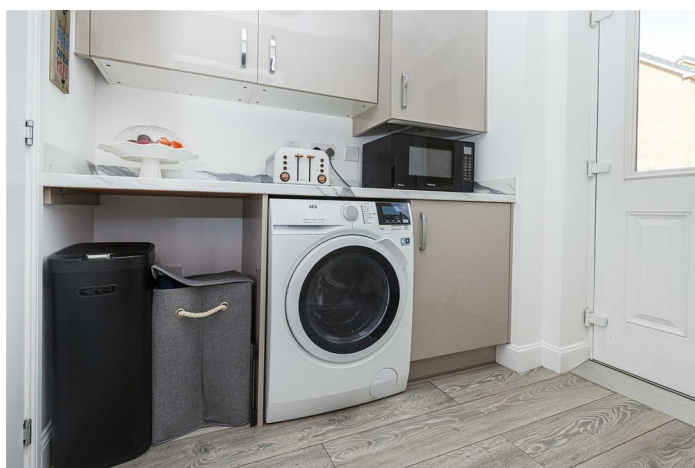
This large principal reception rooms runs the full length of the property and is particularly light and bright with front and rear windows. The front elevation enjoys a southerly aspect. The room can incorporate a vast amount of furniture and has a continuation of the grey laminate flooring from the hallway. There is provision for a flat screen TV, two radiators and broad uPVC French doors leading out into the rear garden.

### Dining Kitchen



The large open plan dining kitchen runs from front to rear of the property. The kitchen area has wall cupboards and base units with working surfaces and matching upstands, a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include a four-ring gas hob with a splashback and canopy style filter hood, oven, dishwasher, fridge and freezer. The room has ceiling downlighting and a rear uPVC window. The adjoining dining area is positioned at the front of the property and creates a pleasant open plan eating and entertaining space. It enjoys a southerly aspect via two uPVC windows and has a continuation of the grey laminate flooring and two radiators. A door leads to the utility.

### Utility



This room has wall cupboards and base units with worktops

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## Details



and matching upstands. It has plumbing for an automatic washer and concealed is the boiler for the central heating system. There is a continuation of the grey laminate flooring, a radiator and a rear composite door with a large glazed panel. Adjoining in the downstairs WC.

### Downstairs WC



The white two piece suite comprising a pedestal wash hand basin with a tiled splashback and a low-level WC. There is floor tiling, an extractor fan and a radiator.

### First Floor Landing



From the hallway, the staircase rises to the first floor landing, which has spindle balustrading and access to the loft area. It has a useful shelved storage cupboard, perfect for towels and bedding, etc., and a radiator.

### Bedroom One



This double bedroom is positioned at the rear of the property and has built-in wardrobes, a rear uPVC window and a radiator. Access can be gained to the en suite.

### En Suite Shower Room



This room has a double shower cubicle with a tiled interior and an Aqualisa shower, a pedestal wash hand basin and a low-level WC. There is an extractor fan, a shaver point, an opaque rear uPVC window, tiling to the floor and a radiator.



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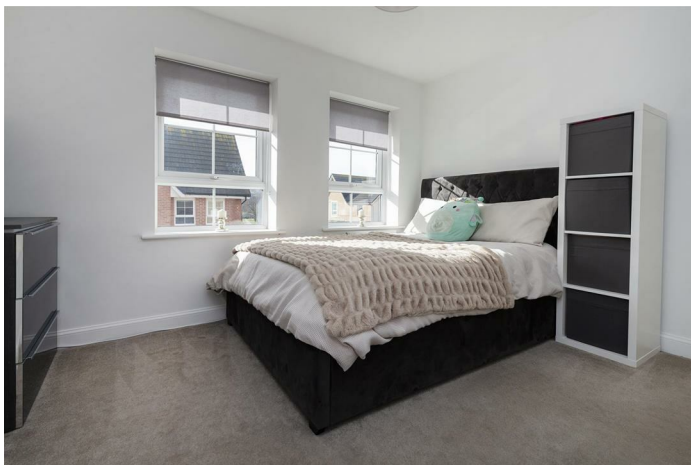


### Bedroom Two



This double bedroom is positioned at the front of the property and is particularly light and bright with twin uPVC windows enjoying a view towards the play area, with the National Park in the distance. There is plenty of space for furniture and a radiator.

### Bedroom Three



This double bedroom is positioned at the front of the property and is light and bright with three uPVC windows. There is plenty of space for furniture and a radiator.

### Bedroom Four



This good-sized single bedroom is positioned at the rear of the property and has space for furniture, a uPVC window and a radiator.

### House Bathroom



The bathroom has a three-piece suite comprising a panelled bath, a pedestal wash hand basin and a low-level WC. There is half height tiling to the walls, an extractor fan, an opaque uPVC window, a tiled floor and a radiator.

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## Details



### External Details



In front of the property is a lawned and gravelled area with a wide paved pathway leading to the entrance door. On the right hand side is the driveway providing parking for two vehicles, one behind the other, and a charging point for an electric vehicle. At the end of the driveway is the garage. The rear garden is enclosed by walling and fencing with external water and a level lawned area. The flagged pathway continues to the rear of the garage where there is a large paved patio, which can be a real sun trap, ideal for eating and entertaining. There are raised gravel and wood bark borders with railway style sleepers.

### Garage

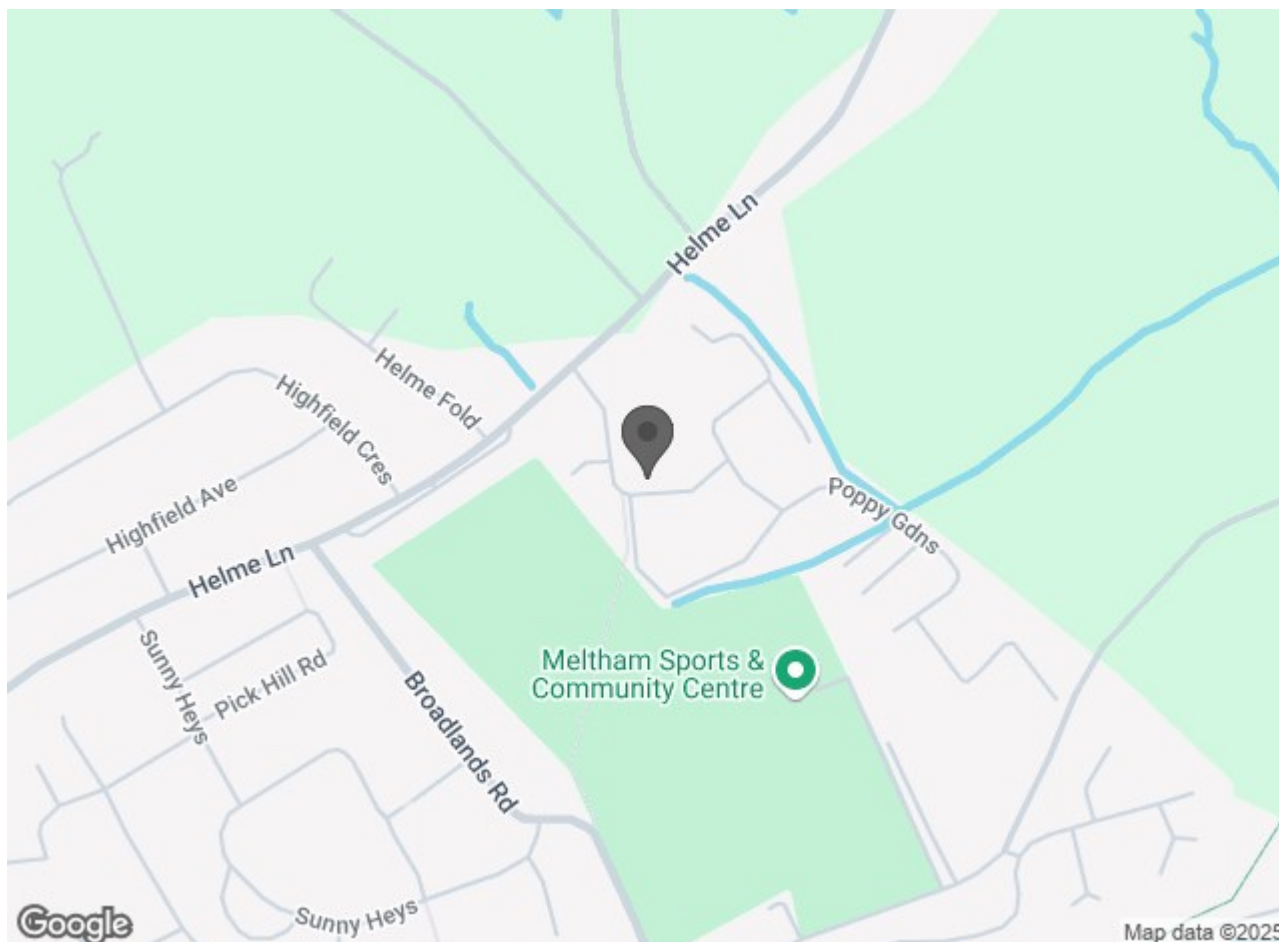
The garage has an up-and-over door, power and lighting.

### Tenure

The vendor informs us the property is Freehold.

# Thomas Wroe Way, Meltham Huddersfield,

Directions



# **Thomas Wroe Way, Meltham Huddersfield,**

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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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