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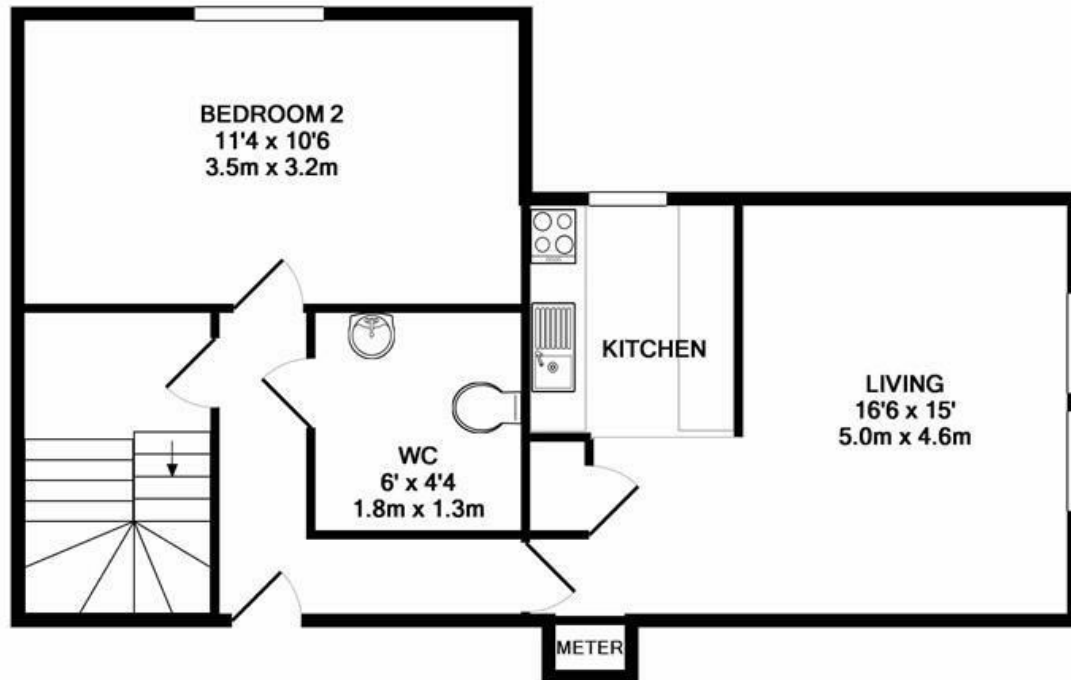
40 Holmfirth Road, Meltham Holmfirth, Yorkshire

£650 Per month

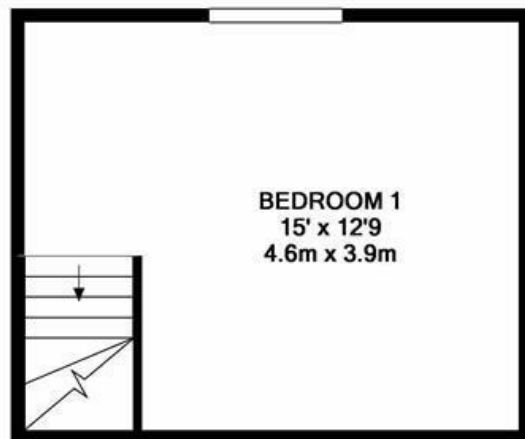
Located within a short distance of Meltham village, is this sympathetic, period conversion, of this fine old stone built building. The original building has been converted to form eight individual flats and flat five is located to the first floor. The property, is within a short distance of Meltham village centre with its various amenities, shopping facilities and supermarkets and within access of Holmfirth and a short distance to Huddersfield town centre. The property may well prove suitable to the professional couple looking to access the aforementioned amenities. The property provides a blend of original character and modern refinement with mullion windows on display throughout along with exposed beams to the ceiling.

40 Holmfirth Road, Meltham
Holmfirth, Yorkshire

Floorplan



1ST FLOOR



UPPER FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Details



Entrance Vestibule

The accommodation is serviced by a vestibule with an entrance hall which has period features, the original staircase rising to the first floor, with coving and leaded lights to the ceiling, from here a timber panelled door leads through to flat five.

Hallway

There is a ceiling light point and from here access can be gained to the following rooms.

Living/Kitchen

As the photographs would suggest, this light and airy room has natural light coming from two elevations courtesy of several uPVC double glazed windows with exposed stone mullions. There is an exposed stone fire place along with beams to the ceiling and attractive Karndean style flooring running throughout the living room to the kitchen. The kitchen comprises a range of base cupboards, drawers, granite style worktops with tiled splash-backs and matching wall cupboards over. There is a split level hob and oven with an overlying extractor fan, plumbing for an automatic washing machine, and inset stainless steel sink unit with a mixer tap. There is a ceiling light point and various power points. This room is also home to the LG cooling system.

Shower Room

Having a white suite comprising low flush WC, pedestal hand basin with a chrome Monobloc tap over, and corner shower cubicle with sliding doors, home to a Triton electric shower unit. There is an extractor fan and a ceiling light point.

Bedroom Two

This double room is set to the rear of the property and has two uPVC double glazed windows, allowing natural light from the rear elevation. There is a wall mounted electric storage heater and various power points. A timber panelled door then takes us up to the master bedroom.

Master Bedroom

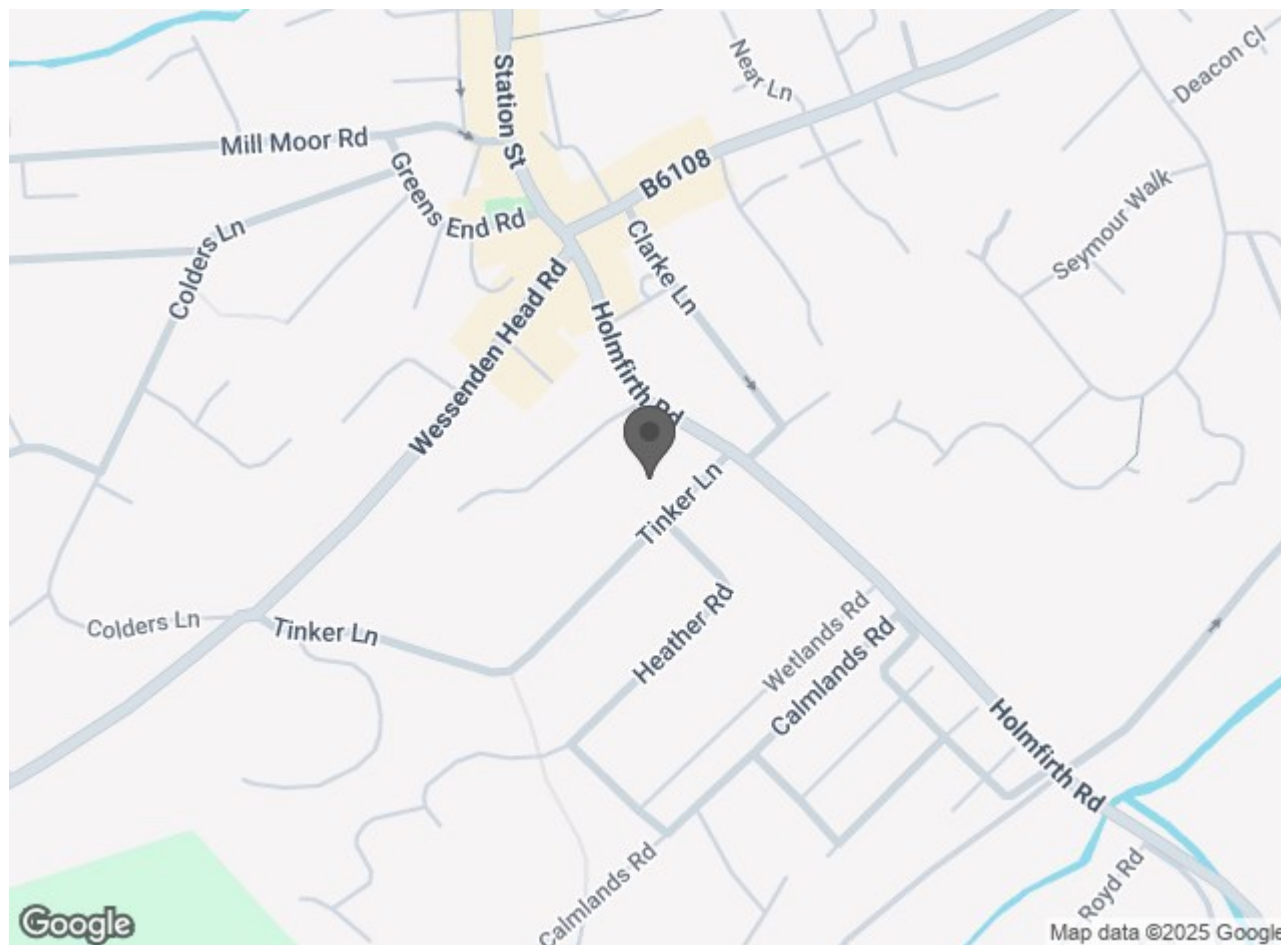
Access via a staircase into this duplex like accommodation. This room has Amtico style flooring running throughout along with exposed beams to the ceiling, spot lamps, various power points and a wall mounted electric heater. Additional light comes from the rear courtesy of a uPVC double glazed window.

External Details

Externally, there is a communal garden area to the front elevation with a flagged patio and off road parking in the pebbled courtyard.

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Directions



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Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.