

# BOULTONS

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Meltham, Holmfirth, HD9 5QN

Offers Around £269,999



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OFFERD WITH NO UPPER CHAIN.

A SMARTLY PRESENTED 3 BEDROOM Detached Family Home located in the sought after area of Meltham. WELL APPOINTED with CONTEMPORARY FIXTURES & FITTINGS along with a gas central heating system and uPVC double glazing. The accommodation briefly comprises; entrance hall with W/C, lounge, dining kitchen, three bedrooms and shower room. Externally an enclosed, low maintenance split level garden and detached garage. Early viewing is highly recommended for what we feel is an ideal purchase for any young growing family as the property stands well on the edge of this POPULAR & ESTABLISHED DEVELOPMENT, offering excellent access to the array of amenities within the Village Centre and is a SHORT DISTANCE from WELL REGARDED SCHOOLS and open countryside.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

5'9" x 2'11"

With an engineered oak floor covering, accessed via a composite double glazed front door with stained and leaded glass inset detail. There is an alarm control panel and a central heating thermostat. This areas opens up to an inner hall at the bottom of the stairs.

INNER HALL

3'6" x 4'0"

With a central heating radiator, a staircase rising to the first floor, small hatch allowing access to a storage void and a continuation of the engineered oak flooring.

WC

4'10" x 3'1"

Fitted with a pedestal hand wash basin with mixer tap over and there is a low flush wc. Featuring complementary tiled walls and flooring with mosaic trim to the walls. Central heating radiator and a uPVC double glazed window with privacy glass inset.

LOUNGE

13'11" ave, 15'5" max into the bay x 13'0" max

The focal point for the room is an attractive coal effect electric fire sat within a marble surround and atop a marble hearth. There is decorative coving and excellent levels of natural light via the uPVC double glazed bay window which has leaded, double glazed units inset. There is a central heating radiator and an internal door which leads through to the dining kitchen.

DINING KITCHEN

16'3" x 10'3" ave or 12'8" max into the bay

Well fitted with a range of modern wall and base units with complementary granite worktops. The kitchen is further equipped with an integrated fridge and freezer, four ring electric hob, oven beneath and stainless steel extraction over. Further features include an integrated dishwasher and there is plumbing for a washing machine. To the rear elevation is a wall mounted, Worcester combination boiler and complementary part tiled splashbacks surrounding the preparation areas and a stainless steel splashback by the hob. Central heating radiator. To the rear elevation is an attractive bay area (0.67m x 1.84m) which is uPVC in construction with windows and French doors giving easy access to the rear garden. Adjacent to the stainless steel inset sink with mixer tap is another window overlooking the garden. You will also find a central heating radiator and there is a generous cupboard storage space (1.7m x 0.92m) located under the staircase which is where the fuse board will be found and there is also cloaks hanging.

FIRST FLOOR

BEDROOM ONE

13'10" x 9'1"

At the rear, well presented and neutrally decorated, central heating radiator and a uPVC double glazed window positioned to the rear elevation.

BEDROOM TWO

10'5" x 9'1"

With a uPVC double glazed window positioned to the front elevation and a central heating radiator. Loft hatch allowing access to the roof void which was not inspected at the time of the appraisal. In keeping with the remainder of the property is room is presented in a light and neutral colour scheme.

BEDROOM THREE

9'6" x 6'8"

With a central heating radiator, uPVC double glazed window positioned to the rear elevation.

SHOWER ROOM

5'6" x 6'7"

With a contemporary three piece suite comprising double walk-in shower with chrome fitments, rainfall shower head and Aqua board style splashbacks in the shower area. The remainder of the suite comprises a pedestal hand wash basin with mixer tap over and there is a low flush wc. The walls are tiled in a travertine style with mosaic trim. You will also find a central heating radiator, extraction and a uPVC double glazed window with privacy glass inset. Spotlights within the ceiling.

LANDING

6'8" x 9'1" including the staircase

The staircase has spindles, balustrade and newel post on display, a uPVC double glazed window positioned to the gable end allows natural light into this space. There is a useful, generous sized linen cupboard.

OUTSIDE/GARAGE

A short flight of steps leads up to the front door. A long driveway to the side of the property provides ample parking and which in turn leads to a single detached garage which has power and light and a uPVC double glazed convenience door allowing passage from the garage into the rear garden.

REAR GARDEN

A landscaped, enclosed and low maintenance patio style garden with a lower section adjacent to the French doors off the dining kitchen and there are two elevated sections beyond with a short flight of steps rising up to the mid section which provides an excellent entertaining space and an elevated top section offering a good degree of privacy. Raised beds towards the rear of the curtilage.

COUNCIL TAX BAND D

TENURE

We understand that the property is a freehold arrangement, details will be confirmed during the conveyancing process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	