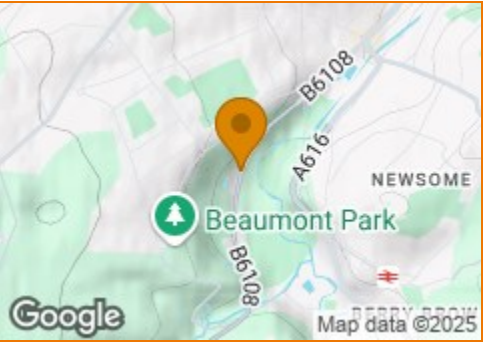


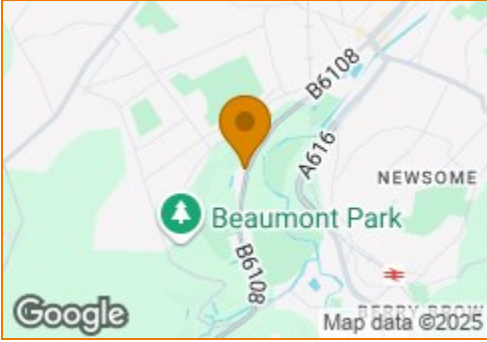
Terrain Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

Lounge

Kitchen/Diner

First Floor

Bedroom

Bedroom

Bathroom

For Illustration Purposes Only, Not To Scale  
Plan produced using PlanUp.

**112 Meltham Road, Huddersfield**

# BOULTONS



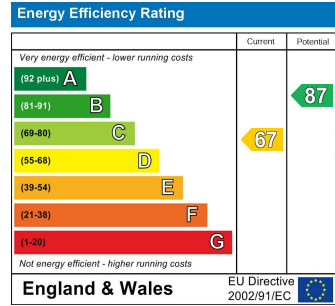
## Meltham Road

Lockwood, Huddersfield, HD4 7BQ

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Offers Around £160,000

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# Meltham Road

Lockwood, Huddersfield, HD4 7BQ

Offers Around £160,000



which is a herringbone design, heated towel rail and a uPVC double glazed windows with privacy glass inset.

## OUTSIDE

To the front of the house is an established, predominantly lawned garden with boundaries providing a good degree of privacy and to the rear, is an enclosed, also largely lawned, garden with a good degree of privacy, adjacent to a local recreation area and wooded aspect.

## TENURE

We understand that the property is a freehold arrangement.

## COUNCIL TAX BAND A

A superbly presented and “turn key” property ideally suited to first time buyers and young growing families alike. Having been the subject of a recent programme of improvements and well worthy of a detailed inspection.

Located well set back in an elevated position away from the roadside and as such offering a good degree of privacy. The property benefits from an enclosed rear garden and a pleasant backdrop which coupled with the wooded front aspect makes for a semi rural feel while actually being most conveniently located for town and village amenities. As you would expect from a property of this calibre there is a gas fired central heating system and sealed unit double glazing to be found. Briefly comprising: Lobby, lounge, NEWLY FITTED BREAKFAST KITCHEN, 2 DOUBLE BEDROOMS & A CONTEMPORARY HOUSE BATHROOM ALSO NEWLY FITTED.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY 3'3" x 2'11"

Accessed via a uPVC double glazed front door and with a staircase rising to the first floor and a central heating radiator.

#### LOUNGE 13'9" x 12'9"

Enjoying good levels of natural light via the uPVC double glazed window which is positioned to the front elevation. The focal point for the room is a feature fireplace with an inset stove. You will also find a central heating radiator.

#### BREAKFAST KITCHEN 15'8" x 6'6"

Positioned at the rear of the property and enjoying an

attractive outlook over the garden and beyond towards the wooded backdrop via the three uPVC double glazed windows positioned to the rear elevation. The kitchen is fitted with a range of newly installed wall and base units providing a contrasting colour scheme, light oak butchers block style working surface which incorporates a Belfast style sink with mixer tap over and there is a gas hob with fitted oven beneath. The kitchen is further equipped with integrated dishwasher, washing machine and fridge/freezer and there is an Ideal combination boiler concealed within one of the cupboard units. There are tiled splashbacks in a mustard and aqua colour scheme which extend to some of the window sills and there is a breakfast bar seating area adjacent to an under stairs storage area. A uPVC double glazed door gives access to the exterior of the property.

## FIRST FLOOR

#### BEDROOM 1 15'8" max x 10'5"

Also enjoying good levels of natural light via the uPVC double glazed windows and Velux skylight which has a fitted blind. An attractive period feature is the decorative fireplace to the chimney breast and there is a central heating radiator.

#### BEDROOM 2 10'2" x 7'6"

With a central heating radiator and a uPVC double glazed window positioned to the rear elevation taking in the attractive aspect.

#### BATHROOM 7'6" x 6'10"

Fitted with a one piece vanity/wc, panel bath with showers over including main rainfall shower head and held held attachment, complementary tiled walls and floor

