



Helme Lane, Meltham Holmfirth HD9 5RJ

welcome to

Helme Lane, Meltham Holmfirth

WELL PRESENTED END TERRACED RESIDENCE AFFORDING SPACIOUS THREE BEDROOM ACCOMMODATION WITH GARDENS AND DRIVEWAY PROVIDING OFF STREET PARKING LOCATED IN THE POPULAR VILLAGE OF MELTHAM

Summary

An internal inspection would be warranted of this end terraced residence to fully appreciate the stylishly presented accommodation on offer. The property should appeal to a wide audience particularly a first time buyer, couple or young family and briefly comprises: entrance hall, living room, dining kitchen, three first floor bedrooms and house bathroom. Externally the property is further enhanced by lawned gardens and driveway to the side of the property. Well placed for Meltham's amenities and well regarded schooling the property also has ease of access to major routes for commuting.

Accommodation

Entrance Hall

There is a central heating radiator, a staircase ascending to the first floor and door leading to:

Living Room

14' 1" x 13' 10" (4.29m x 4.22m)

An attractively presented room with the focal point being the electric fire set to feature surround. The room is carpeted with fitted recess shelving, a central heating radiator and double glazed window to front aspect.

Dining Kitchen

14' 1" x 8' 4" (4.29m x 2.54m)

With space for dining furniture the kitchen has a range of wall and base units with complementary worksurfaces incorporating a sink and drainer unit with mixer tap. Appliances include the electric hob with extractor hood and oven whilst there is plumbing for the washing machine. There is a sizeable storage cupboard/pantry and the room has inset ceiling lighting, a slate effect tiled floor covering and is double glazed to rear aspect with an

external door. A further cupboard houses the central heating boiler.

First Floor Bedroom One

14' 6" x 8' 7" (4.42m x 2.62m)

This generous double bedroom has a bank of fitted wardrobes and shelving along with a central heating radiator and double glazed window to front aspect with a pleasant far reaching outlook.

Bedroom Two

11' 6" x 8' 3" (3.51m x 2.51m)

A second double bedroom, this one has a central heating radiator and is double glazed to rear aspect.

Bedroom Three

8' x 7' (2.44m x 2.13m)

The third bedroom or home office has fitted bookshelving, a central heating radiator and is double glazed to front aspect.

House Bathroom

Boasting a modern suite comprising of white low flush w/c, vanity style hand washbasin and 'p' shape shower bath with overhead unit and screen. There are complementary tiled walls, a laminate floor covering, inset ceiling lighting, a contemporary style heated rail and double glazed obscure window.

External

To the front of the property yet enjoying a good deal of privacy is the predominantly lawned garden with decked seating area. This could be ideal for relaxing, entertaining or young children. To the side of the property is a gated driveway providing off street parking. The rear of the property provides a right of way for neighbouring properties and sits adjacent to the roadside.





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welcome to

Helme Lane, Meltham Holmfirth

- End Terraced House
- Three Bedroom Accommodation
- Gardens
- Driveway/Parking
- Village Location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

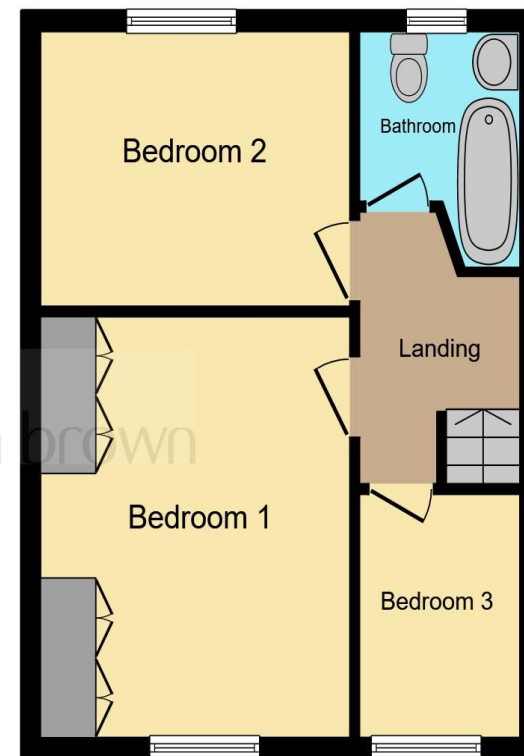
£175,000

directions to this property:

Leave Holmfirth via Victoria Street and at the traffic lights turn left on to Huddersfield Road. Turn right on to Greenfield Road and continue to the Ford Inn public house. Turn right on to Thick Hollins Road and then left on to Netherthong Road in the direction of Meltham. Bear left on to Holmfirth Road and continue through Meltham. Go past Morrisons and bear left at the mini roundabouts on to Slaithwaite Road. Turn right on to Helme Lane where the property can be found on the right hand



Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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Property Ref:
HMF108338 - 0004

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