



Lower Mill Mews, Meltham HOLMFIRTH HD9 5AD

welcome to

Lower Mill Mews, Meltham HOLMFIRTH

THREE BEDROOM TOWN HOUSE, OVER THREE FLOORS, SPACIOUS AND ATTRACTIVELY PRESENTED ACCOMMODATION. WITH CAR PORT FOR TWO VEHICLES, LEADING TO A SUBSTANTIAL STORAGE ROOM. CUL-DE-SAC POSITION. REAR GARDEN IDEAL FOR ENTERTAINING.

Summary

Set in a cul de sac position it this immaculately presented three bedroom town house, set over three floors, suitable for a professional couple or a small family. The property is perfectly placed for access to Meltham's amenities and local bus routes, set on the edge of the peak district national park, making it ideal for walking with the added benefit of being located nearby to Meltham golf course and a short drive into Holmfirth village. With the added benefit of the children's play area located near by. The property has been tastefully decorated throughout to a very high specification, with neutral colours, paneled walls and feels opulent as soon as you enter the property. Briefly comprises of entrance hallway, carpeted staircase leading to first floor landing with access to rear garden. Leading off the landing, cloakroom, spacious open plan lounge, with Juliet balcony, diner and kitchen area and utility room. Carpeted staircase leading to second floor with three bedrooms and house bathroom. Externally the property is further enhanced by car port with parking for two vehicles and spacious secure storage room. To the rear is an attractive artificial grassed laid to lawn with defined decked areas and a bespoke area for preparing food and storage. Making this the ideal garden for al fresco dining in those summer months. Viewing is highly recommended to appreciate this impressive property.

Accommodation

Entrance Hallway

Enter through composite door into hallway, with herringbone style laminate floor covering. Contemporary built in storage, ideal for storing shoes and coats. Radiator. Luxury carpet leads to first floor landing.

First Floor Landing

Carpeted hallway, radiator. Composite door leading onto the delightful garden. Step up onto landing with access into cloakroom and open plan lounge/dining and kitchen.

Cloakroom

Luxury cloakroom with paneled walls to dado height. Herringbone style laminate floor covering. Wash hand basin and low flush WC.

Lounge/Diner/Kitchen

23' 2" x 21' 2" (7.06m x 6.45m)

Enter into this opulent neutrally decorated L shaped open plan living space. Carpeted floor covering with plenty of natural light flooding through from the double glazed window and double glazed French doors with Juliet balcony, to the front aspect. There is plenty of space to accommodate a dining table, and sofas in the lounge area. Opening onto the attractive kitchen space.

Kitchen Area

Attractive Wren kitchen with dropped pendant lighting. There is a good range of contrasting wall and base units, complimented by a quartz work surface, stainless steel sink with chrome style mixer tap with pull out spray. There is a good range of integral appliances, including ceramic hob with contemporary angled extractor over, oven, microwave, dishwasher, fridge freezer and slim line wine cooler. Double glazed window to rear over looking the garden. Door access into utility room.

Utility Room

5' 10" x 5' 11" (1.78m x 1.80m)

Modern utility room with wall and base units, housing Baxi boiler, incorporating stainless steel sink and plumbing for washing machine. Double glazed





window and radiator.

Second Floor

Carpeted staircase leading to second floor landing. Loft access. Radiator with attractive cover.

Master Bedroom

13' 10" x 13' 4" (4.22m x 4.06m)

Spacious carpeted opulent bedroom with plenty of natural light flooding in from the double glazed window, taking in the view across the open countryside. Paneled wall with neutral decoration. Radiator.

Bedroom Two

10' 3" x 9' 1" (3.12m x 2.77m)

Neutrally decorated luxurious bedroom with feature paneled wall. Double glazed window to front aspect, also taking in the views across the countryside. Radiator.

Bedroom Three

9' 1" x 7' (2.77m x 2.13m)

with laminate style floor cover, this bedroom is currently utilised as a dressing room by the current owner. Double glazed window to rear over looking the attractive garden.

Bathroom

Attractive three piece white bathroom suite, shower bath with rainfall shower and additional handset over, vanity sink with plenty of storage with feature tiling and low flush WC. Tiled walls and paneled ceiling with inset down lights. Obscured double glazed window to rear aspect.

External

To the front of the property is a double car port with parking for two vehicles whilst access is gained into a substantial secure storage room. To the rear is an attractive artificial grassed laid to lawn with defined decked areas and a bespoke area for preparing food and storage. Making this the ideal garden for

entertaining family and friends in those summer months.



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welcome to

Lower Mill Mews, Meltham HOLMFIRTH

- Immaculate Three Storey Town House
- Three Bedrooms
- Completed To A High Standard
- Attractive Rear Garden
- Car port For Two Vehicles

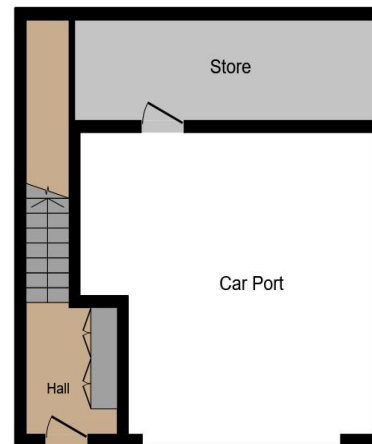
Tenure: Freehold EPC Rating: C

Council Tax Band: C

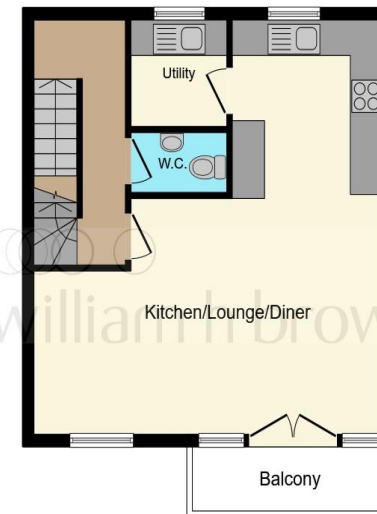
£290,000

directions to this property:

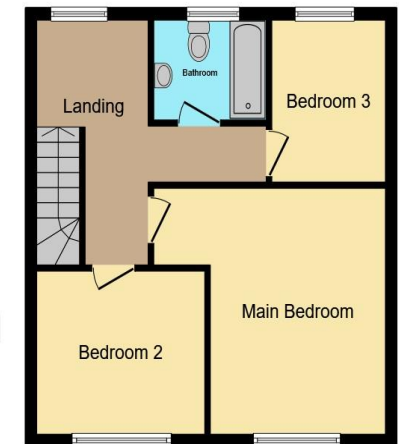
Leave Holmfirth via Victoria Street and at the lights turn left on to Woodhead Road. Turn right on to Greenhead Road and right on to Thick Hollins Drive. Turn left on to Upperthong Lane and bear left on to Holmfirth Road. Continue forward on to Station Road. At the roundabout after Morrisons supermarket take the first exit on to Slaithwaite Road. Take the second left on to Red Lane and left on to Sunny Bank Road. Turn left on to Lower Mill Mews where the property is situated



Ground Floor



First Floor



Second 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:
HMF108565 - 0007

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