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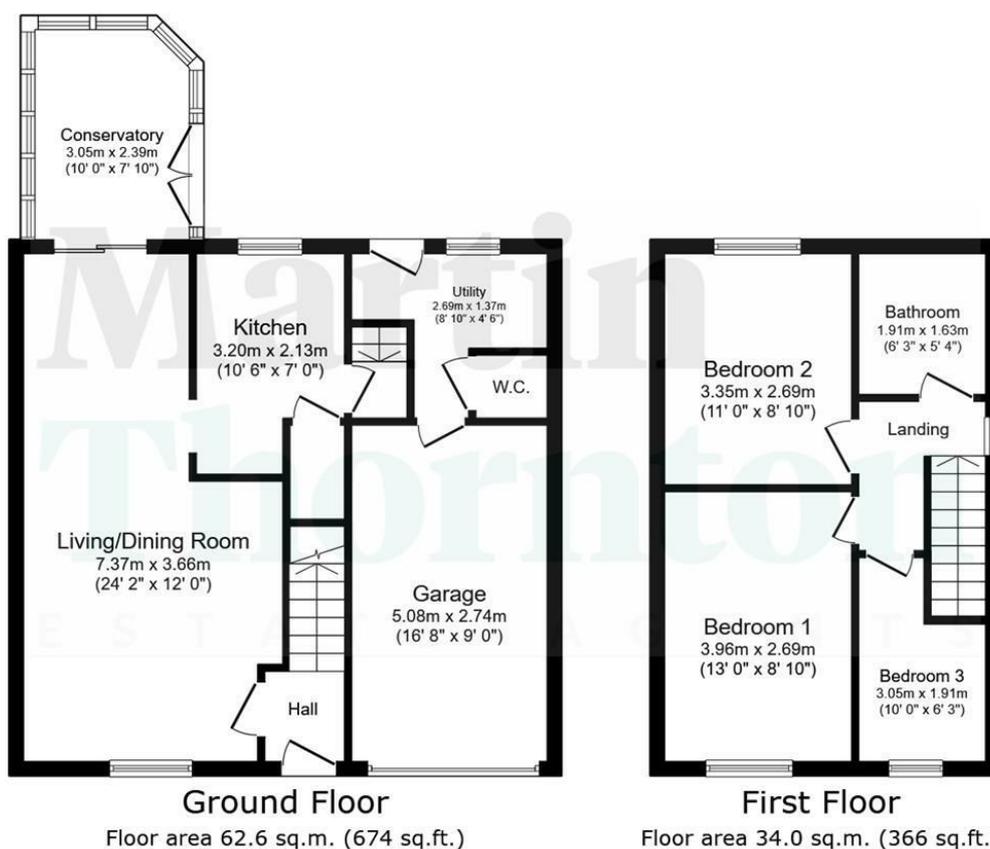
## Oak Avenue, Meltham Holmfirth,

**Offers over £280,000**

This well-presented, good-sized three-bedroom semi-detached home is located on the edge of this popular village, close to the National Park, and amenities within nearby Meltham centre. The property offers ideal growing family accommodation and comprises an entrance lobby, open-plan living/dining room with patio doors to a rear conservatory, kitchen with built-in appliances, utility, perfect for additional freestanding appliances, and a downstairs WC. On the first floor, there are three bedrooms and a contemporary house bathroom. The property has a gas-fired central heating system, uPVC double-glazing and a security system. Externally, a driveway at the front of the property provides parking and access to the garage, along with a charging point for an electric vehicle. There is an artificial lawned area. At the rear of the property, the garden has been redesigned and includes a patio area, artificial grass and timber sleepers. An early inspection is advised to appreciate the position, accommodation and presentation of the work undertaken in more recent times.

# Oak Avenue, Meltham Holmfirth,

## Floorplan



Total floor area: 96.6 sq.m. (1,040 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

# Oak Avenue, Meltham Holmfirth,

## Details



### Entrance Lobby

An external composite door with a large glazed panel gives access to the entrance lobby, which has a robust matting-style carpeting. There is a radiator and staircase rising to the first floor accommodation. A timber door leads into the living/dining room.

### Living/Dining Room

This large open-plan room runs the full length of the property and creates a sociable eating and entertaining area. The living area is positioned at the front, with uPVC windows overlooking the garden. It has a timber fire surround with a marble finish inlay and hearth, home to a coal effect gas fire. There are various wall light points, coving to the ceiling and plenty of space for furniture. The adjoining dining area has grey laminate flooring and can easily accommodate a formal dining table. It has two radiators and access can be gained to the kitchen. At the far end, sliding patio doors lead to the conservatory.



### Conservatory

This good-sized room overlooks the enclosed garden. It is a multipurpose area and could be utilised as a play room or a formal dining room, etc. There are uPVC French doors providing access into the garden and a radiator.



# Oak Avenue, Meltham Holmfirth,

## Details



### Kitchen

The kitchen has wall cupboards and base units with working surfaces and a one-and-a-half bowl stainless steel sink. Integrated appliances include a four-ring gas hob with pull-out filter hood above fan oven, fridge and freezer. There is plumbing for a dishwasher and a good-sized under stairs store/pantry. This room is positioned at the rear of the property and has a uPVC window, floor tiling and a door leading to the utility.



### Utility

Steps lead down into the utility room, which has wall cupboard, a worktop, beneath which is plumbing for an automatic washer and space for a tumble dryer. There is floor tiling, a radiator, a rear uPVC window and an external door. Off this room, there is a downstairs WC.



# Oak Avenue, Meltham

## Holmfirth,

### Details



#### Downstairs WC

This room has a continuation of the floor tiling, along with half-height wall tiling. It has a wash hand basin and a low-level WC. There is ceiling downlighting, an extractor and a radiator. A door gives access to the garage.

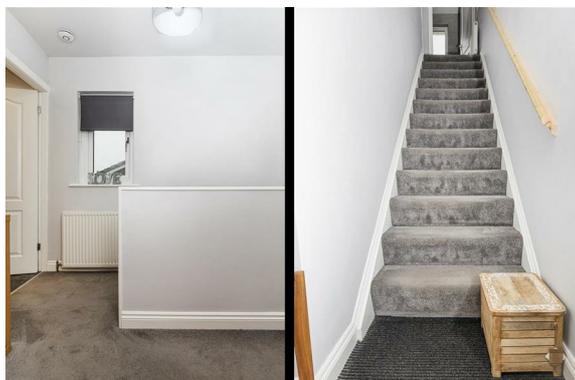


#### Garage

The good-sized garage has an automatic up-and-over door, power and lighting. It houses the boiler for the central heating system.

#### First Floor Landing

From the entrance lobby, a staircase rises to the first floor landing, which has a side uPVC window. Access can be gained to the first floor rooms and there is a radiator.



# Oak Avenue, Meltham Holmfirth,

## Details



### Bedroom One

This double bedroom is positioned at the front of the property and has provision for a wall-mounted TV. There is plenty of space for furniture, a uPVC window and a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property. There is plenty of space for furniture, a uPVC window and a radiator.



### Bedroom Three

This single bedroom is positioned at the front of the property and has plenty of space for furniture, a uPVC window and a radiator.



# Oak Avenue, Meltham Holmfirth,

## Details



### House Bathroom

The bathroom has been upgraded in recent times. It has a white three-piece suite comprising a bath with a wall-mounted shower attachment and a waterfall style shower fitting; a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, an opaque rear uPVC window, an extractor fan, downlighting to the ceiling and a chrome ladder style radiator.



### External Details

In front of the property, there is a low-level perimeter wall with raised planted shrub borders. The garden has been designed for ease of maintenance, with artificial grass. The tarmacked driveway provides parking and access to the garage. There is a charging point for an electric vehicle. The rear garden is enclosed by perimeter fencing, with a patio area adjoining the French doors in the conservatory. There is an artificial grassed area, perfect for outdoor eating and entertaining, and a children's play area. Railway style sleepers have been used to create bench style seating and raised beds. There is also an external water tap.



### Tenure

The vendor informs us that the property is freehold.

**Oak Avenue, Meltham**  
**Holmfirth,**  
Directions

