



Wessenden Head Road, Meltham HOLMFIRTH HD9 4HR

welcome to

Wessenden Head Road, Meltham HOLMFIRTH

CHARACTERFUL THREE BEDROOM COTTAGE PRESENTED TO A HIGH STANDARD AND BOASTING A WEALTH OF CHARACTER FEATURES LOCATED ON THE FRINGES OF THE POPULAR VILLAGE OF MELTHAM

Summary

Presented to a very high standard by the current vendor and being available with no upward chain, this delightful mid terraced cottage affords three bedroom accommodation enhanced by a wealth of character features. Briefly comprising: spacious lounge, stylish dining kitchen, aforementioned first floor bedrooms and house bathroom. Completed to the finest detail the property also has a low maintenance garden to the front and sits perfectly for access to beautiful rolling countryside, the centre of Meltham with all it's amenities, and has ease of access to major commuting routes.

Accommodation

Living Room

17' 8" x 12' 6" (5.38m x 3.81m)

This sizeable room is located to the front of the property with the focal point being the feature inglenook style fireplace. There is a stone flagged floor covering with double glazed mullion windows having timber seat. The room boasts additional character via the exposed stonework, beamed ceiling and has a display recess and period style radiator.

There are both bi fold doors and a separate door leading to the stylish dining kitchen.

Dining Kitchen

17' 8" x 8' max (5.38m x 2.44m max)

Fitted with an attractive range of modern wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. There is an integrated gas hob with extractor hood and electric oven along with plumbing for washing machine. The room has a continuation of the stone floor covering, a feature recess fireplace, inset ceiling and concealed unit lighting, a period style radiator, is double glazed to

rear aspect, again having a window seat.

First Floor Landing

Having an angled beamed ceiling, velux window and access to the following rooms:

Bedroom One

10' 4" x 8' 7" (3.15m x 2.62m)

Again a generous room with mezzanine area, angled ceiling with exposed timbers, period style radiator and double glazed mullions to front aspect- note the views across to Castle Hill.

Bedroom Two

10' 1" x 8' 7" max (3.07m x 2.62m max)

This double room has a walk in robe, angled ceiling with exposed timbers, central heating radiator and double glazed window.

Bedroom Three

8' 11" x 8' 6" (2.72m x 2.59m)

Angled beamed ceiling, central heating radiator and double glazed mullion windows to front aspect.

House Bathroom

Luxury bathroom in a contemporary style with low flush w/c, hand washbasin and panelled bath with overhead shower unit and screen. There are complementary tiled surrounds and floor covering, airing cupboard housing the central heating boiler and double glazed obscure window to rear aspect.





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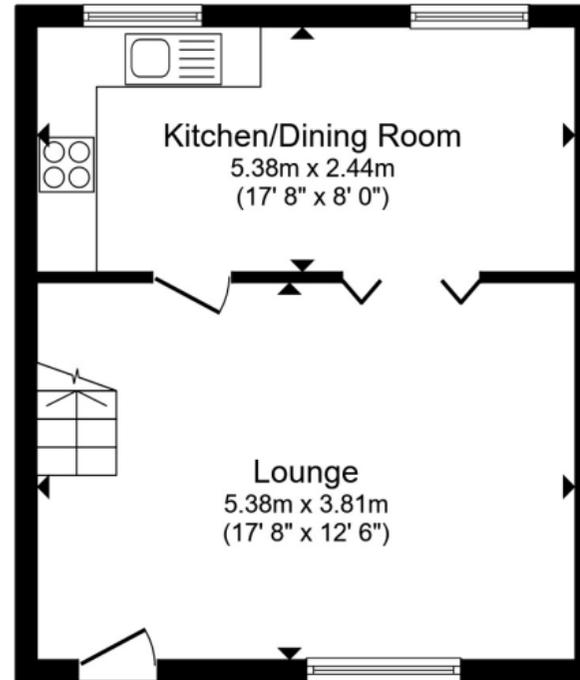
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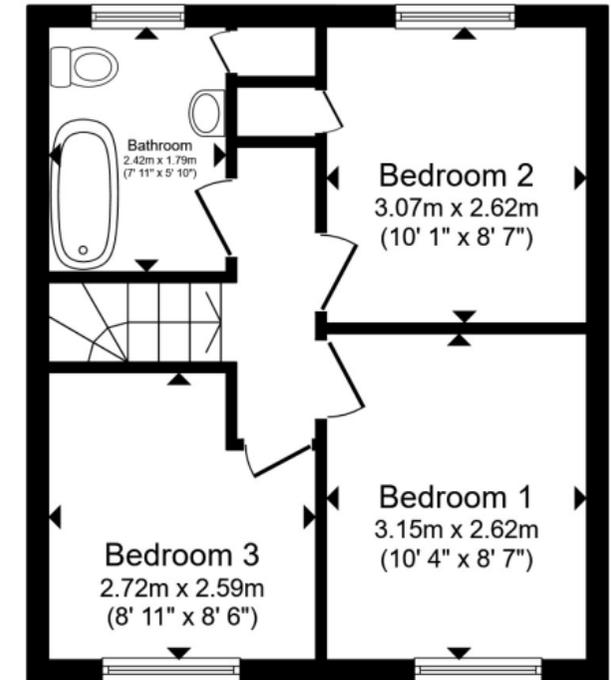
- Character Features
- Delightful Village Location
- Security System
- Three Bedrooms
- Mid-Terraced Home

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£220,000



Ground Floor



First Floor

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Property Ref:
HMF108818 - 0003

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