

182 Helme Lane, Meltham, Holmfirth, HD9 5RL

£365,000

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This immaculately presented detached family home is situated on the outskirts of Meltham village centre, within walking distance to all the amenities available there. Offering stylish decor, quality fittings and enjoying a pleasant wooded aspect to the front. Having a welcoming entrance hall, three well-proportioned bedrooms, including a master bedroom complete with dressing room and en-suite shower, lounge with media wall and feature bay window, stunning fitted kitchen with integrated appliances and French doors, useful utility room and wc.

Since acquiring the property, the owners have enhanced the home with a CCTV and security alarm system. landscaped gardens and a number of other upgraded features beyond the original builder specification, it also has the added bonus of the remainder of its NHBC warranty (4.5 years). The well maintained garden is a real feature, perfect for outdoor entertaining and enjoying the sunshine. Additionally, the property has an integral garage and driveway providing off road parking for multiple vehicles.

VIEWING ESSENTIAL!!







GROUND FLOOR:

Enter the property through a composite external door into:-

Entrance Hall

Fitted with a central heating radiator and staircase rising to the first floor.

Lounge

16'8" x 10'4" ext to 13'5" max (5.08m x 3.15m ext to 4.09m max)

The lounge enjoys a pleasant tree lined aspect to the front from the uPVC double glazed bay window. The main focal point of the room is the contemporary media wall and integrated electric fire beneath. The lounge also has an understair storage cupboard and two central heating radiators.

Dining Kitchen

16'6" x 8'2" max extending to 12'0" (5.03m x 2.49m max extending to 3.66m)

This modern fitted kitchen has granite work tops with sink unit and an extensive range of wall and base units, integrated appliances include oven, dishwasher, washing machine, fridge, freezer and gas hob. Also having laminate flooring, a central heating radiator and uPVC double glazed French doors with fitted blinds which provide lots of natural light and give access to the rear landscaped garden.

Utility Room

5'1" x 4'10" (1.55m x 1.47m)

The utility has additional storage units, space and plumbing for a washing machine and houses the central heating boiler. Also having laminate flooring, a central heating radiator and an external door.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and a pedestal wash hand basin. There is also laminate flooring and a central heating radiator.

FIRST FLOOR:

Landing

With a loft access point and doors leading into all of the first floor accommodation.

Master Bedroom

12'1" x 9'0" (3.68m x 2.74m)

This well presented master bedroom enjoys ample natural light via 2 uPVC double glazed windows, one to the front elevation and one to the rear which is situated in the open plan dressing area. The dressing area has fitted wardrobes with sliding door fronts and a further door leading through to the en suite.

En suite Shower Room

A modern suite comprising of a shower, low flush WC and a pedestal wash hand basin. There is an electric shaver point, extractor fan, central heating radiator and a uPVC double glazed window.

Bedroom 2

11'0" x 10'4" (3.35m x 3.15m)

Another good sized double bedroom, which enjoys a pleasant aspect from the front facing uPVC double glazed window. There is also a central heating radiator and double built-in wardrobe.





Bedroom 3

6'0" x 10'9" (1.83m x 3.28m)

This comfortable single room has a central heating radiator and a uPVC double glazed window.

Bathroom

Having laminate flooring, bath with tiled surround, pedestal wash hand basin, wc, extractor fan and a uPVC double glazed window.

OUTSIDE:

The house is set back off Helme Lane, enjoying a pleasant tree lined aspect to the front. There is a feature dry stone wall and a tarmac driveway provides off road parking for 2/3 vehicles. The integral garage also provides additional parking/storage and offers potential to be converted into additional living space if required (subject to all necessary consents). A shaped lawn to the front with shrubs provides greenery and colour. There is a wrought iron gate to the side which provides access to the rear landscaped garden. This is a real feature of the property, ideal for those who enjoy entertaining/BBQ;s in the summer months, with flagged patio area and steps down leading to a lawn with planted borders and hedging on the perimeter.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.











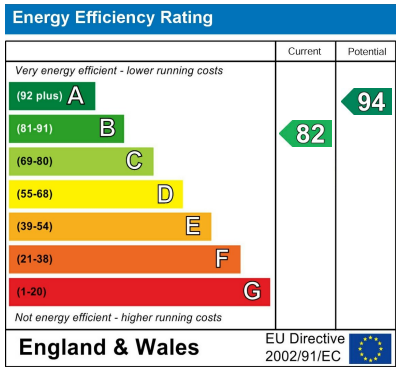




NOT TO SCALE AND NOT TO BE RELIED UPON
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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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