



**Meltham Road, Huddersfield, HD4 7HL**



**welcome to**

**Meltham Road, Huddersfield**

This three-bedroom end-terrace property offers an excellent opportunity for buyers looking to put their own stamp on a home, while benefiting from several key upgrades already completed.



### **Lounge**

15' 9" x 13' 3" ( 4.80m x 4.04m )

The lounge offers a warm and inviting atmosphere, centred around a charming log burner that creates a cosy focal point. A fitted radiator provides additional comfort, while thermoboarded walls enhance insulation and energy efficiency throughout the space. The room benefits from a practical layout, featuring a staircase leading to the first floor and a convenient door giving direct access to the exterior of the property, making it both functional and welcoming.

### **Kitchen**

13' 3" x 9' 2" ( 4.04m x 2.79m )

The kitchen offers a practical and functional layout, featuring a fitted radiator for comfort and an electric oven ideal for everyday cooking. There is dedicated space for a washing machine and a fridge/freezer, ensuring all essential appliances are well accommodated. With its current setup providing a solid foundation, the room also presents an excellent opportunity for further investment and personalisation, allowing new owners to enhance and modernise the space to their own taste.

### **Bedroom One**

13' 6" x 10' 1" ( 4.11m x 3.07m )

Bedroom One offers a bright and comfortable space, easily accommodating a double bed. The wood flooring adds warmth and character, while the well-placed window allows plenty of natural light to fill the room throughout the day. With ample room for storage, this bedroom provides both practicality and a welcoming atmosphere, making it an ideal main sleeping space.

### **Bedroom Two**

8' x 10' 11" ( 2.44m x 3.33m )

Bedroom Two provides a comfortable and practical space, complete with a fitted wardrobe for convenient storage. A radiator ensures the room stays warm throughout the year, while the window allows natural light to brighten the space, creating a pleasant and airy atmosphere.

### **Bedroom Three**

5' 7" x 7' 2" ( 1.70m x 2.18m )

Bedroom Three is a versatile space, enhanced by a window that brings in natural light and keeps the room feeling bright. Its flexible layout makes it ideal for a variety of uses, whether as additional storage, a home office or study area, or a compact guest room, depending on individual needs.

### **Bathroom**

The bathroom is fitted with a practical shower-over-bath setup, offering flexibility for both quick showers and relaxing soaks. It features laminate flooring for easy maintenance and a clean, modern look, along with a neatly presented W/C to complete this functional and well-designed space.

### **Loft Space**

The loft space offers useful additional storage and has been insulated, helping to improve the property's overall energy efficiency and providing a practical area that can be utilised to suit individual needs.

### **Rear Garden**

The rear garden is arranged over multiple levels, offering a variety of usable outdoor spaces. A patio area provides an ideal spot for seating or outdoor dining, and the garden enjoys afternoon sun, making it a pleasant and relaxing place to unwind later in the day.



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## **Meltham Road, Huddersfield**

- Spacious lounge featuring a cosy log burner
- Recently installed boiler with zoned heating system
- Fully renovated modern bathroom
- Thermoboarded external walls for improved energy efficiency
- Partially renovated kitchen with scope to personalise

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers in the region of

**£165,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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