





Upper Mount,Meltham Holmfirth HD9 4AZ

william h brown

welcome to

Upper Mount, Meltham Holmfirth

IMMACULATELY PRESENTED TWO-BEDROOM TERRACED PROPERTY SITUATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF MELTHAM, CONVENIENTLY LOCATED CLOSE TO HOLMFIRTH AND ITS EXCELLENT RANGE OF AMENITIES. FINISHED AND DECORATED TO A HIGH STANDARD THROUGHOUT, BENEFITING FROM A WELL-MAINTAINED REAR GARDEN.

Agents Note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall
There is a tiled floor covering, central heating radiator and staircase ascending to the first floor.

Lounge/Dining Room
16' 9" x 16' 4" (5.11m x 4.98m)
This impressive and spacious room has as its focal point a fabulous multi fuel stove set to feature recess fireplace with timber surround and stone hearth. The room has a decorative dado rail, beams to ceiling, a central heating radiator, double glazed window to front aspect and there is access to a useful cellar.

Cellar
With a barrel vaulted ceiling, stone flagged flooring, radiator and power points.

Kitchen
9' 7" x 8' 1" (2.92m x 2.46m)
Fitted with a good range of wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include a Stoves electric hob and an oven along with plumbing for both a dishwasher and washing machine. There are complementary tiled surrounds and floor covering, exposed stonework, an angled ceiling with inset ceiling lighting, Velux roof window, a central heating radiator, double glazed window to rear aspect and door leading to the lean to.

Lean To
Providing good additional storage and shoes off area.

First Floor
Bedroom One
16' 3" max x 9' 10" (4.95m max x 3.00m)
This generous double room has a dressing area with fitted wardrobes, inset ceiling lighting, radiator and is double glazed to front aspect.

Bedroom Two
9' 7" x 8' (2.92m x 2.44m)
This room has a built in wardrobe, decorative dado rail, central heating radiator and is double glazed to front aspect.

House Bathroom
Contemporary style white suite comprising of low level w/c, vanity style hand washbasin and panelled bath with overhead shower unit and screen. There are complementary tiled surrounds, a vinyl floor covering, heated rail, inset ceiling lighting and a double glazed obscure window.

External
The current vendors utilize the low maintenance garden to the rear that offers a good degree of privacy and is ideal for relaxing. There is a paved area and decking to provide plenty of seating areas.









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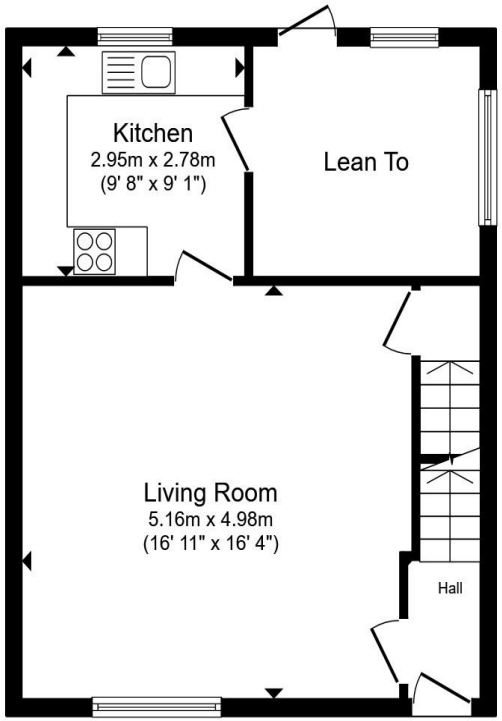
- Mid Terraced Property
- Two bedroom Accommodation
- Immaculate Throughout
- Rear Garden
- Village Location

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

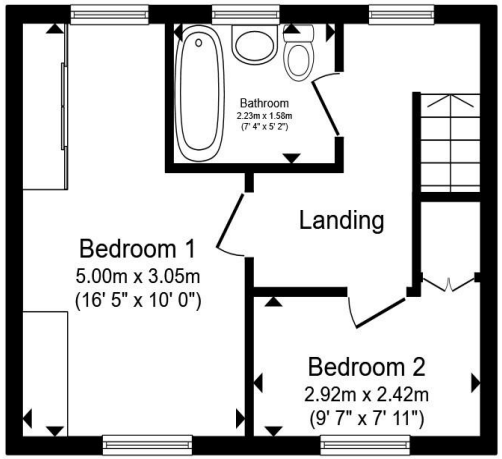
£160,000

directions to this property:

Leave Holmfirth centre by proceeding along Victoria Street and continue onto Huddersfield Road (A6024) towards Thongsbridge. At the mini roundabout, take the second exit to remain on Huddersfield Road. Continue through Thongsbridge and, at the traffic lights, turn left onto Miry Lane. Follow the road uphill and continue onto Mill Bank Road, where the property can be found on the left-hand side.



Ground Floor



First Floor

Total floor area 77.8 m² (837 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
HMF109151 - 0002

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