



Helme, Meltham Holmfirth HD9 5RW

welcome to

Helme, Meltham Holmfirth

NO UPPER CHAINFABULOUS COTTAGE LOCATED IN THE DELIGHTFUL HAMLET OF HELME AND BOASTING CHARACTER IN ABUNDANCE, IDEAL FOR THE PROFESSIONAL/ COUPLE AND AFFORDING A FABULOUS OUTLOOK TO THE REAR WITH ENCLOSED GARDEN AND OFF STREET PARKING.

Summary

This is a rare opportunity to purchase a character property of this standard in such a sought after location. With the accommodation on three floors the property will appeal to a wide audience and is presented in move in condition. Briefly comprising: ground floor dining kitchen, first floor living room and upper floor bedroom and house bathroom. Externally there are attractive gardens adjacent to open fields along with a summerhouse. Allocated off street parking is also available whilst the position of the property gives ease of access to stunning countryside as well as amenities in the village of Meltham and major routes for the commuter.

Accommodation

Dining Kitchen

18' 2" x 17' 6" (5.54m x 5.33m)

A generous room ideal for entertaining with ample space for dining furniture. The kitchen is fitted with a range of wall and base units with granite worksurfaces along with a centre island incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the Aga and there is an integral dishwasher, space for fridge freezer and plumbing for a washing machine and an additional sink unit. The room has beams to ceiling, a useful understairs study area, radiator and is double glazed overlooking the garden. The room also houses the central heating boiler.

A staircase ascends to:

First Floor

Living Room

18' 1" x 16' 4" (5.51m x 4.98m)

Space is of the essence along with the character with the rooms focal point being the dual fuel stove set to recess. There are beams to ceiling, a useful understairs storage cupboard, central heating

radiator, double glazed window to front aspect and stairs leading to the upper floor.

Upper Floor Bedroom

15' 9" max x 12' 1" (4.80m max x 3.68m)

A fabulous double room with vaulted ceiling and a wealth of exposed timbers and trusses. There is also exposed stonework and the room has a central heating radiator whilst two velux windows and double glazed windows to front aspect afford splendid views.

Bathroom

8' 7" x 6' 6" (2.62m x 1.98m)

Fitted with a stylish white suite comprising of low flush w/c, pedestal hand washbasin and roll top bath. There is a quadrant shower cubicle and the room is complemented by the exposed beams, a chrome effect heated rail ladder, velux window and central heating radiator.

External

The garden is enclosed and predominantly lawned and sits adjacent to open fields. There is a summerhouse that could easily be adapted as a home office, or is perfect for simply relaxing in. Allocated parking is also a real bonus for the property.

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.





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welcome to

Helme, Meltham Holmfirth

- ***NO UPPER CHAIN***
- One Generous Double Bedroom
- Attractive Garden
- Off Street Parking
- Ideal For Downsizer/Professional Couple

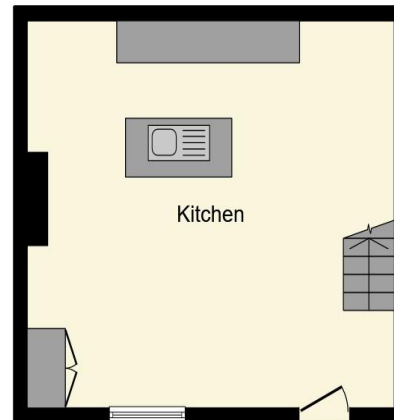
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£230,000

directions to this property:

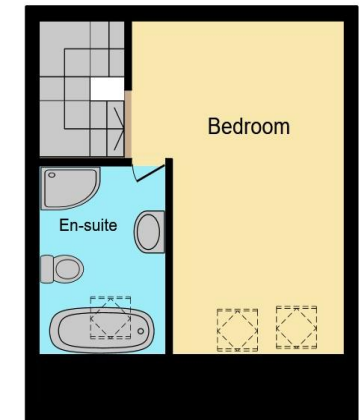
Leave Holmfirth via Victoria Street and at the traffic lights turn left on to Huddersfield Road. Turn right on to Greenfield Road and continue to the Ford Inn public house. Turn right on to Thick Hollins Road and then left on to Netherthong Road in the direction of Meltham. Bear left on to Holmfirth Road and continue through Meltham. Go past Morrisons and bear left at the mini roundabouts on to Slaithwaite Road. Turn right on to Helme Lane and follow the road for a mile into Helme village



Ground Floor



First Floor



Second Floor

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.focalagent.com

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Property Ref:
HMF107973 - 0006

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