



**Lower Hey, Meltham Holmfirth HD9 5PQ**



**welcome to**

## **Lower Hey, Meltham Holmfirth**

IMPRESSIVE THREE BEDROOM MID TERRACE PROPERTY THAT HAS UNDER GONE A FULL PROGRAMME OF REFURBISHMENT TO CREATE A STUNNING HOME WITH A CONTEMPORARY FEEL. SITUATED IN THE POPULAR VILLAGE OF MELTHAM AND CLOSE TO THE VIBRANT HOLMFIRTH TOWN.

### **Summary**

Impressive three bedroom semi house located on a cul de sac position, suitable for a young family or professionals. Set in the heart of Meltham, and perfectly placed for access to Meltham's amenities and local bus routes, with the added benefit of being located nearby to Meltham golf course and a short drive into Holmfirth village. The property is perfectly placed for commuting networks, well regarded schooling and beautiful countryside walks. Having undergone a full programme of refurbishment to create this beautiful family home, including a new roof. Briefly comprising of spacious entrance hallway, kitchen, dinning room to first floor. On the second floor are three luxurious bedrooms with an attractive house bathroom. Externally is a front garden with shrubbery boarder. To the rear is an enclosed fenced garden with paved patio and laid to lawn garden with pebbled border. Further enhanced by an outhouse with power.

### **Accommodation**

#### **Entrance Hallway**

Enter though composite door, with obscured glass panel into this tiled spacious hallway, with glass and chrome banister leading to first floor. Radiator.

#### **Kitchen**

10' x 8' 9" ( 3.05m x 2.67m )

With a continuation of the tiled floor into this newly fitted kitchen that offers a stylish range of gloss wall and base units, with contrasting work top. Further complimented by integral fridge, freezer, plumbing for washing machine, oven and induction hob with glass splashback and angled extractor over. Inset down lights to ceiling. Plenty of natural light flooding in through double glazed windows and doors to rear aspect over looking the attractive garden.

#### **Dining Room**

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

Attractive dining room, with laminate style floor covering. Coving to ceiling. French double glazed doors leading onto enclosed rear garden. Double doors leading into the lounge.

#### **Lounge**

12' 7" x 11' 11" ( 3.84m x 3.63m )

Neutrally decorated carpeted lounge, with paneled media wall. Double glazed window to front aspect. Coving to ceiling.

#### **First Floor**

Carpeted staircase with an attractive glass and chrome style balustrade. Further enhanced by recessed stairwell lighting. Access to loft which has been boarded for additional storage.

#### **Bedroom One**

12' 1" x 11' 2" ( 3.68m x 3.40m )

Carpeted double bedroom with paneled featured wall. Double glazed to front aspect.

#### **Bedroom Two**

12' 3" x 8' 6" ( 3.73m x 2.59m )

Carpeted double bedroom. this attractive bedroom has a featured paneled wall. Double glazed to rear aspect over looking the garden.

#### **Bedroom Three**

8' 7" x 7' 10" ( 2.62m x 2.39m )

carpeted bedroom, with feature paneled wall. Double glazed window to front aspect.

#### **House Bathroom**

Modern white three piece bathroom suite. Bath with shower over with rainfall shower and additional





handset, Pedestal wash hand basin, low flush WC. Tiled walls with decorative dado tile. Inset down lights to ceiling. Obscured double glazed window to rear aspect.

### **External**

to the front of the property is walled laid to lawn garden, with borders with an array of shrubs. To the rear is an attractive enclosed garden, with paved patio and laid to lawn garden, with pebbled borders. Further boasting an outhouse with power which is ideal for storage.



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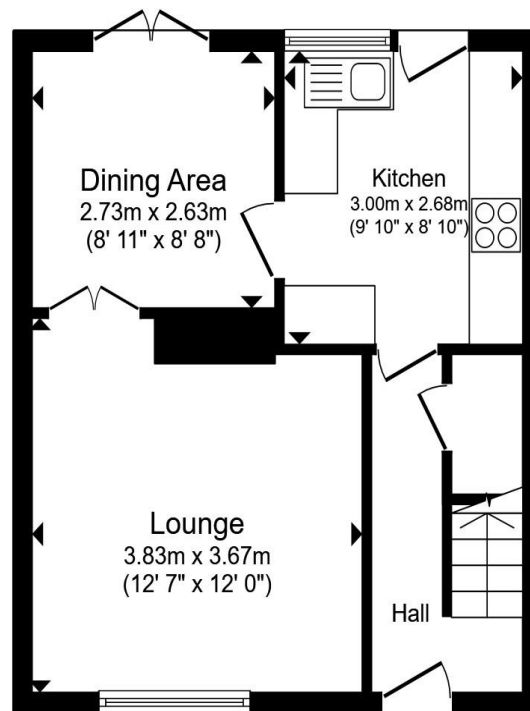
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## Lower Hey, Meltham Holmfirth

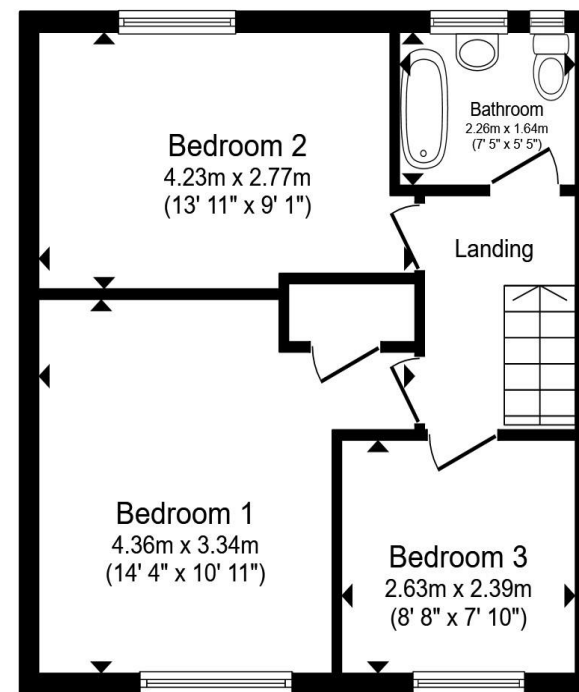
- Three Bedroom Mid Terrace
- Completed To A High Specification Throughout
- Separate Dining Room
- Enclosed Rear Garden
- Outhouse Storage

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

**£180,000**



**Ground Floor**



**First Floor**

Total floor area 75.7 m<sup>2</sup> (815 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](http://www.propertybox.io)

  
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