



Colders Lane, Meltham Holmfirth HD9 5JJ

welcome to

Colders Lane, Meltham Holmfirth

IMMACULATELY PRESENTED DETACHED CHARACTER PROPERTY AFFORDING GENEROUS THREE BEDROOM ACCOMMODATION AVAILABLE WITH NO VENDOR CHAIN AND CENTRALLY LOCATED IN THE VILLAGE OF MELTHAM

Summary

A splendid opportunity to purchase this attractively presented detached residence, available with no upper chain that boasts three bedroom accommodation with a wealth of character features and briefly comprises: entrance lobby, open plan living/dining/kitchen area, aforementioned first floor bedroom and stylish house bathroom. In turn key condition the property sits perfectly for access into the centre of Meltham with all its amenities and there is ease of access to major routes for the commuter.

Accommodation Entrance Lobby

On entry there is a stone flagged floor and fitted shelving with a door leading to:

Living Room

18' 2" x 13' 7" (5.54m x 4.14m)

The focal point of the room is the solid fuel stove set to feature recess with timber mantel. The room has various wall light points, two central heating radiators and character provided by the beams to ceiling and double glazed mullion windows to front aspect.

Open Plan To:

Kitchen/Dining Room

19' x 7' 3" (5.79m x 2.21m)

Ideal if entertaining there is space for dining furniture and the modern kitchen has worksurfaces incorporating a sink unit with mixer tap. Appliances include the electric hob with extractor hood, electric oven and integrated fridge freezer whilst there is a tiled floor covering, inset ceiling lighting, plumbing for a washing machine and a door leads to the rear of the property whilst the kitchen also houses the

central heating boiler. A peninsula with storage beneath separates the kitchen/diner from the living area.

First Floor Bedroom One

11' 1" x 10' 7" (3.38m x 3.23m)

The principle bedroom is of double proportions with inset ceiling lighting, a central heating radiator and double glazed mullion windows to front aspect.

Bedroom Two

9' x 7' 8" t (2.74m x 2.34m t)

The second bedroom could also accommodate a double bed and has inset ceiling lighting, a radiator and double glazed mullion windows to front aspect.

Bedroom Three

9' 1" x 7' 6" (2.77m x 2.29m)

The final bedroom or home office if required has inset ceiling lighting, radiator and double glazed mullion windows to front aspect.

Bathroom

Fitted in a contemporary style with white vanity style hand washbasin and panelled bath with overhead shower unit and screen. The room has complementary tiled wall and a vinyl floor covering, a chrome effect heated rail ladder and double glazed obscure window.

W/C

White low flush w/c and hand washbasin with vinyl floor covering and double glazed obscure window.

External

The vendor currently uses a driveway adjacent to the property for parking via an agreement with the neighbouring property. There is a low maintenance



pathway to the side and rear of the property and on street parking. The location of the property makes convenient access to the village amenities.



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- Detached Residence
- Three Bedroom Accommodation
- Character Features
- Village Location
- No Vendor Chain

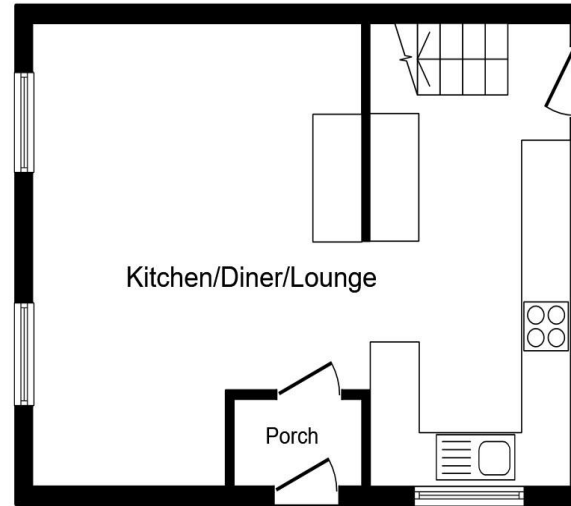
Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

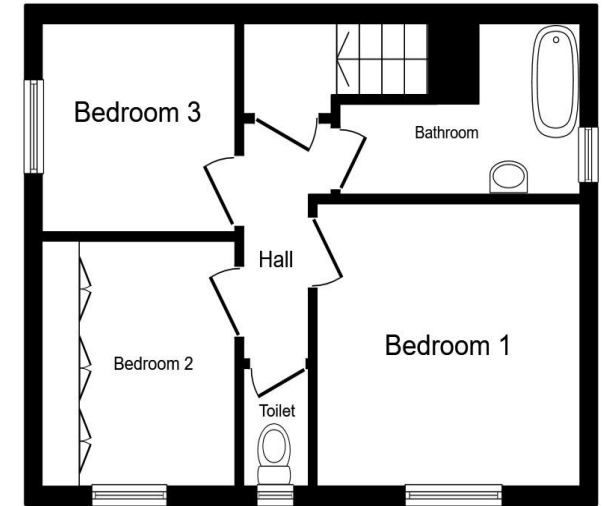
£210,000

directions to this property:

Leave Holmfirth via Victoria Street and turn left at the traffic lights on to Woodhead Road. Turn right on to Woodhead Road and continue to the Ford Inn public house. Here turn right on to Thick Hollins Road and then left on to Upperthong Lane. Bear left on to Holmfirth Road. Continue on to Station Street and then left on to Greens End Road. Turn left on to Colders Lane where the property can be found on the right hand side.



Ground Floor



First Floor

Total floor area 68.2 m² (735 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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Property Ref:
HMF108173 - 0002

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