

New
Property

Charnock Bates

The Country, Period and Fine Home Specialist



125 Slaithwaite Road
Meltham, Holmfirth, HD9 5PW





125 Slaithwaite Road

Meltham
Holmfirth
HX9 5PW

Newly built detached, semi eco home



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Summary Description

Presented to the market is this impressive newly built detached semi eco home located in the sought-after residential location of Meltham, boasting extensive views towards the Peak District National Park. Enjoying a generous driveway to the front elevation providing ample off-road parking with stone paved and lawned garden to the rear.

Benefiting from a high specification throughout including underfloor heating, additional cavity insulation and solar thermal roof panels which absorb the sun's heat using this to heat up the water, making it an excellent economic asset to the property.

Internally the accommodation briefly comprises; entrance hall, WC, lounge and open plan living dining kitchen to the ground floor. Landing, house bathroom and four bedrooms to the first floor with both the principal and second bedroom enjoying an ensuite shower room.

Location

Meltham is a picturesque village situated on the edge of the Peak District National Park. In Meltham there are many local amenities such as bars, eateries, library, gallery, pharmacy and local schools. The surrounding area is popular with walkers. A train station within the Huddersfield Town Centre provides access to the cities of Leeds, Manchester, Bradford and also access to the Manchester Airport station. The property is situated on a bus route.



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General Information

Access is gained into the entrance hall accessing the WC and bright and airy lounge.

The heart of this home is the fantastic open planning living dining kitchen enjoying an extensive range of fitted wall, drawer and base units with central breakfast island, contrasting Quartz worksurfaces, double undermounted sink with mixer tap, feature kickboard lighting, external side door, window and sliding door to the rear elevation leading onto the garden ideal for summer evenings entertaining family and friends.









Positioned off the kitchen is the utility room with fitted base, cupboard and worksurface to contrast with the kitchen, undermounted sink with mixer tap, plumbing for a washing machine and space for a dryer.





An open oak and glazed staircase off the entrance hall leads to the first floor landing accessing the four double bedrooms and house bathroom having a modern four piece suite comprising; low flush WC, wash hand basin, bath with overhead shower attachment and glass screen, tiled flooring and splashbacks with feature lighting, frosted window to the rear elevation and chrome ladder heated towel rail.





All four bedrooms are of a spacious double size with both bedrooms to the rear elevation enjoying a frameless glass Juliet balcony enjoying views across the rear garden and nearby countryside.

The principal bedroom and bedroom two both benefit from an ensuite shower room featuring a rainfall shower.





Externals

Access is gained into the generous driveway providing ample off-road parking. Leading to the garage which can be accessed both externally via the electric remote operated up and over door or internally off the utility room. Enjoying a stone paved and lawned garden to the rear elevation bordered by fencing providing the perfect space for relaxing, barbequing and al-fresco dining.

Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

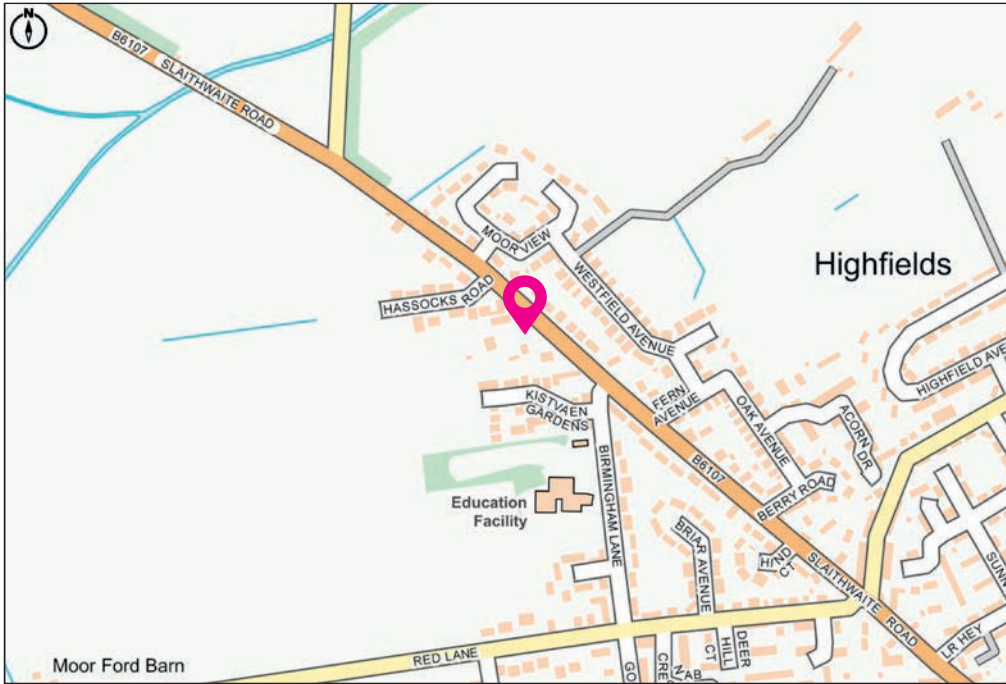
Local Authority

Kirklees: Band TBC

Tenure

Freehold





Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Directions

From Meltham proceed out on the B6107 Station Street continue following the B6107 until it becomes Slaitwaite Road. Follow the road until reaching the entrance to 125 Slaitwaite Road on the left hand side as indicated by the Charnock Bates sign board.

For satellite navigation: **HD9 5PW**

Local Information

Nearest Stations

Berry Brow	4.3 miles
Huddersfield	5.7 miles

Nearest Schools

Meltham C of E Primary School	0.9 miles
Meltham Moor Primary School	0.1 miles
Helme C of E Academy	1.2 miles
Colne Valley High School	2.4 miles
Moor End Academy	3.9 miles
Huddersfield Grammar School	4.9 miles

Motorway Network

Junction 23, M62	5.9 miles
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Floor Plans

Ground Floor



First Floor



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