



## 3 Heady Fields, Wilshaw Road

Meltham, Holmfirth, HD9 4JG

UNFURNISHED: A three double bedroom character home in this beautiful rural position with stunning views between Meltham, Honley and Holmfirth centres. Available end January/beginning February the property has been newly decorated and carpeted throughout and briefly comprises open plan living accommodation with integral appliances and separate utility area. Flagged floors, mullion windows and exposed beams. Rear lobby with downstairs wc. First floor landing, three double bedrooms, master with ensuite and family bathroom. Front and rear gardens and off road parking.

£1,500 Per Calendar Month

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- THREE DOUBLE BEDROOM CHARACTER COTTAGE ADJOINING THE GOLF COURSE
- NEWLY CARPETED AND DECORATED THROUGHOUT
- EXPOSED BEAMS, MULLION WINDOWS AND SOLID FUEL STOVE
- OPEN PLAN LIVING/DINING KITCHEN WITH FLAGGED FLOOR
- STUNNING RURAL LOCATION BETWEEN MELTHAM AND HOLMFIRTH
- AMAZING VIEWS - FRONT AND REAR GARDENS AND OFF ROAD PARKING
- AVAILABLE END OF APRIL
- COUNCIL TAX BAND D
- BOND £1500

## Entrance

26'8" x 17'11" (8.13m x 5.46m)

## Rear Lobby

## WC

6'0" x 2'11" (1.83m x 0.89m)

## First Floor Landing

## Master Bedroom

11'8" x 9'6" (3.56m x 2.90m)

## Ensuite

8'6" x 5'6" (2.59m x 1.68m)

## Bedroom 2

12'1" x 8'7" (3.68m x 2.62m)

## Bedroom 3

11'11" x 8'1" (3.63m x 2.46m)

## Bathroom

6'10" x 5'9" (2.08m x 1.75m)

## Gardens

## Off Road Parking

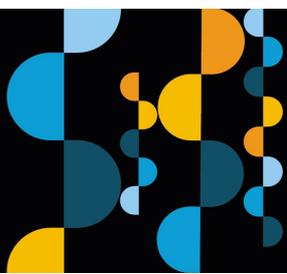
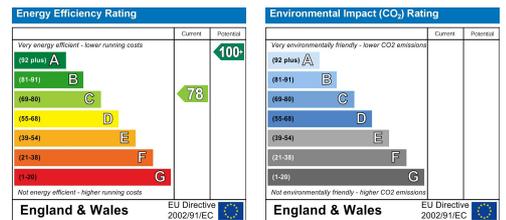


## Directions



# Floor Plan

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