



54 Colders Lane

Meltham, Holmfirth, HD9 5JL

NO VENDOR CHAIN - A very attractive three bedroom Grade II listed cottage, tucked away from the heart of the village but only a short level walk to the centre. Full of character with mullion windows, stone floors, fireplace and keeping cellar with underfloor heating to the ground floor, the property has quality fixtures and fittings throughout. Briefly comprises lobby, large open plan lounge/diner, breakfast kitchen, keeping cellar, three first floor bedrooms and a family bathroom. Enclosed low maintenance rear garden.

O.I.R.O £270,000

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- THREE BEDROOM PERIOD COTTAGE FULL OF CHARACTER
- EXPOSED BEAMS, STONE FIREPLACE AND MULLION WINDOWS
- TUCKED AWAY OFF THE HEART OF MELTHAM A SHORT WALK TO THE CENTRE
- LARGE OPEN PLAN LOUNGE/DINING ROOM AND BREAKFAST KITCHEN
- EXCELLENT CONDITION THROUGHOUT WITH QUALITY FIXTURES AND FITTINGS
- VERY ATTRACTIVE AND ENCLOSED LOW MAINTENANCE GARDEN

Entrance

Lounge
20'9" x 10'4" (6.32m x 3.15m)

Bathroom
7'11" x 6'0" (2.41m x 1.83m)

Garden

Cellar

Breakfast Kitchen
14'2" x 7'10" (4.32m x 2.39m)

First Floor Landing

Master Bedroom
11'1" x 9'9" (3.38m x 2.97m)

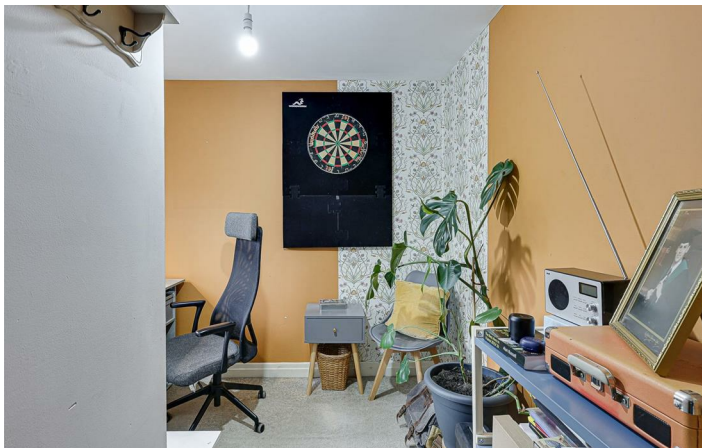
Bedroom 2
9'9" x 8'11" (2.97m x 2.72m)

Bedroom 3
10'10" x 7'11" less bulkhead cupboard
(3.30m x 2.13m3.35m less bulkhead cupboard)

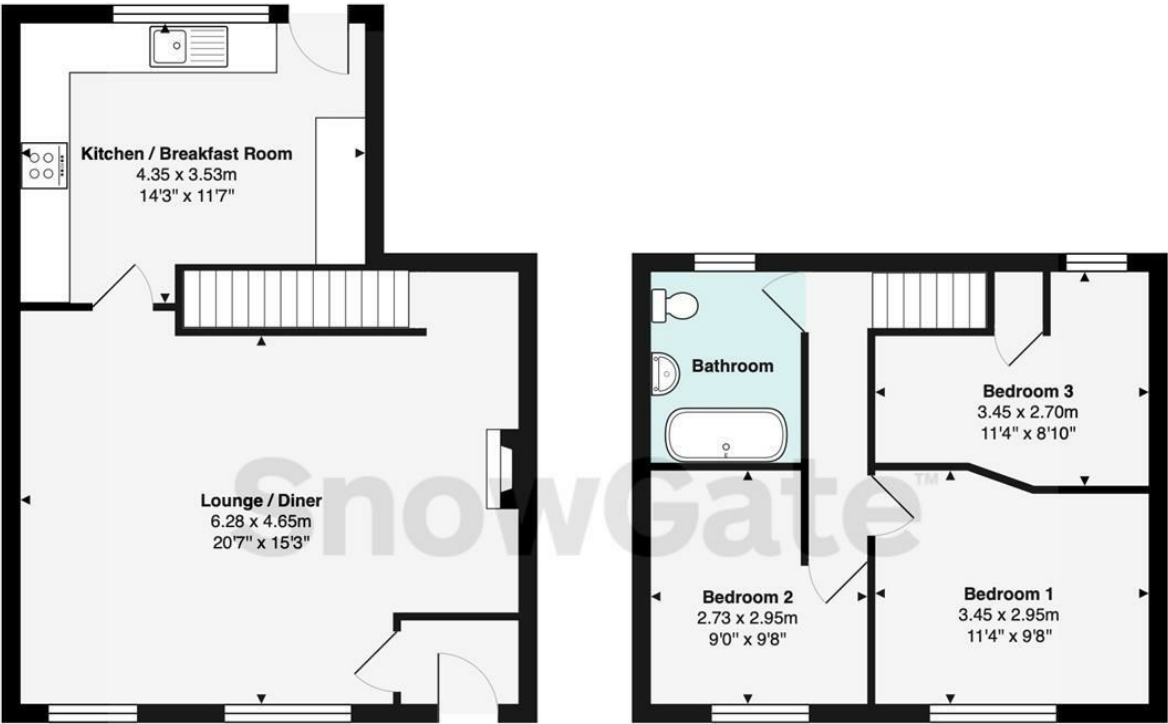


Directions

Head north-west on Victoria St/A635 towards Huddersfield Rd/A6024. Turn left onto Huddersfield Rd/A6024/A635. Turn right onto Greenfield Rd/A635. Turn right onto Thick Hollins Rd. Turn left onto Coach Rd/B6107. Continue to follow B6107. Turn left onto Greens End Rd. Turn left onto Colders Ln. Destination will be on the right.



Floor Plan

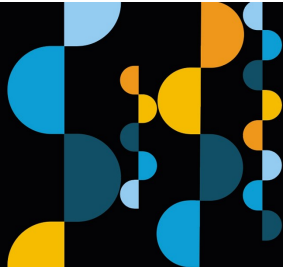
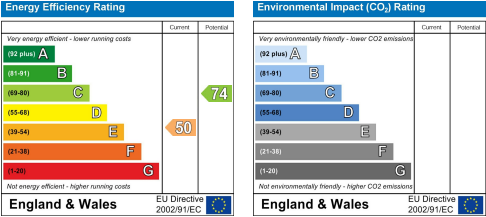


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Total Area: 82.2 m² ... 885 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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