



39 Colder Lane

Meltham, Holmfirth, HD9 5JL

A surprisingly spacious three double bedroom modern townhouse tucked away in the heart of Meltham just a short level walk from all the local amenities. The property is beautifully presented with quality and contemporary fixtures and fittings throughout alongside neutral and tasteful decoration and floor coverings. The accommodation briefly comprises entrance hallway, wc, store, breakfast kitchen, open plan lounge and dining room and under stairs storage. Two first floor double bedrooms and family bathroom. Loft Master suite with shower and dressing room. Plenty of off road parking, front and rear gardens.

O.I.R.O £290,000

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- THREE DOUBLE BEDROOM TOWN HOUSE WITH VIEWS
- NEUTRAL THROUGHOUT WITH MODERN FIXTURES AND FITTINGS
- PRIVATE TUCKED AWAY POSITION A SHORT WALK FROM LOCAL AMENITIES
- MASTER BEDROOM SUITE WITH SHOWER AND DRESSING ROOM
- FAMILY BATHROOM, ENSUITE AND GROUND FLOOR WC
- PLENTY OF OFF ROAD PARKING AND ENCLOSED REAR GARDEN

Entrance

WC

5'10" x 2'10" (1.78m x 0.86m)

Kitchen

11'11" x 7'9" (3.63m x 2.36m)

Lounge/Dining Room

15'11" x 14'8" (4.85m x 4.47m)

First Floor Landing

Bedroom 3

14'9" x 10'4" (4.50m x 3.15m)

Bedroom 2

14'9" x 10'4" (4.50m x 3.15m)

Bathroom

7'11" x 6'7" (2.41m x 2.01m)

Loft

Master Bedroom

15'10" x 14'8" (4.83m x 4.47m)

Ensuite

8'6" x 5'2" (2.59m x 1.57m)

Dressing Room

8'10" x 5'1" (2.69m x 1.55m)

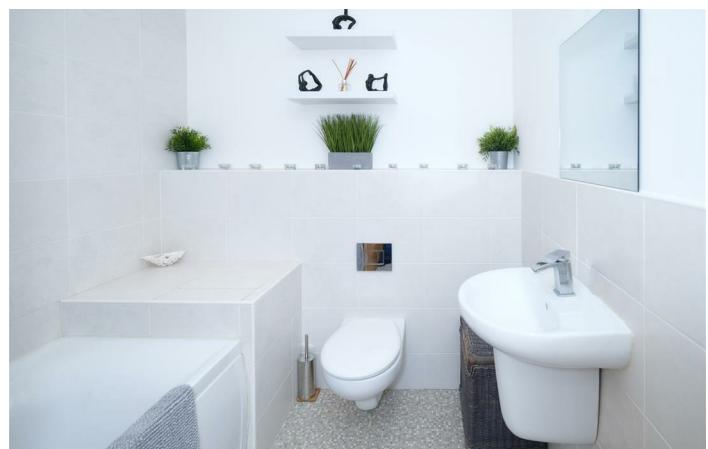
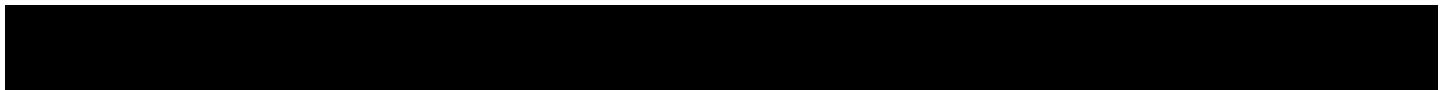
Rear Garden

Front Garden and Parking

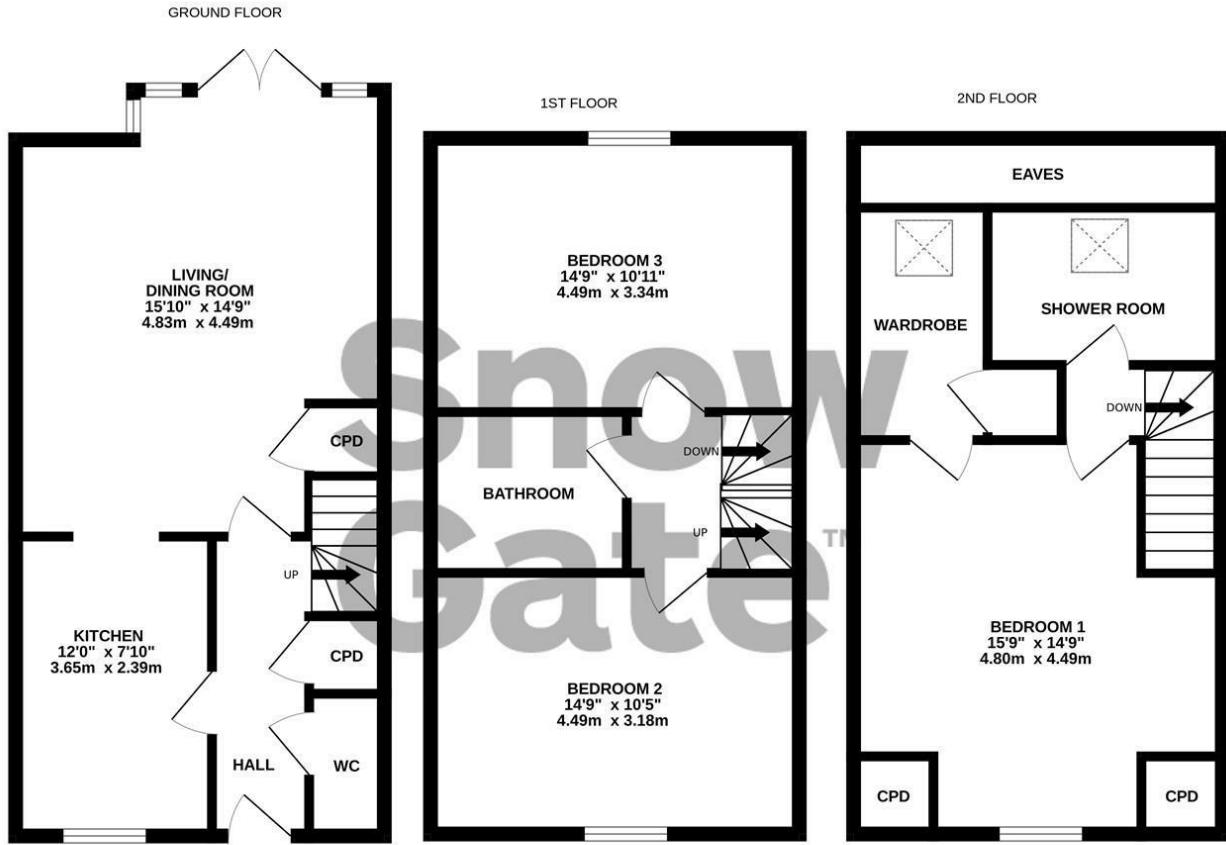


Directions

From the centre of Meltham turn onto Greens End Rd. Turn left onto Colder Lane where the property can be found on the left hand side.



Floor Plan



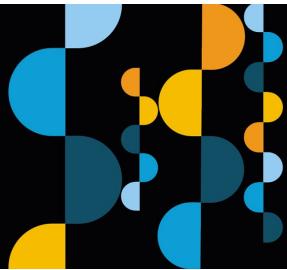
TOTAL FLOOR AREA : 1250 sq.ft. (116.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	88	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	79	(81-91) B	
(69-80) C	79	(69-80) C	
(55-68) D	79	(55-68) D	
(39-54) E	79	(39-54) E	
(21-38) F	79	(21-38) F	
(1-20) G	79	(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk