

## 31 Wessenden Head Road

Meltham, Holmfirth, HD9 4ET

A really sweet three bedroom mid terrace cottage tucked away in the heart of Meltham with a private rear garden and shared front grassy courtyard. The accommodation is over three floors with a kitchen, cellar/larder with stone floor and table, lounge with multi fuel stove, two kingsize bedrooms, a single bedroom/home office and family bathroom. Private rear paved garden and communal front courtyard. Gas central heating and double glazing.  
NO VENDOR CHAIN.

£155,000

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- LARGER THAN EXPECTED THREE BEDROOM COTTAGE
- TWO KINGSIZE BEDROOMS AND CONTEMPORARY BATHROOM
- PRIVATE TUCKED AWAY COURTYARD POSITION
- PRIVATE REAR GARDEN AND COMMUNAL GRASSY FRONT COURTYARD
- SPACIOUS LOUNGE WITH MULTI FUEL STOVE
- NO VENDOR CHAIN

## Entrance

## Kitchen

12'3" x 6'3" (3.73m x 1.91m)

## Cellar

12'11" x 12'2" (3.94m x 3.71m)

## Lounge

12'10" x 12'6" (3.91m x 3.81m)

## First Floor Landing

## Family Bathroom

6'6" x 5'7" (1.98m x 1.70m)

## Master Bedroom

12'6" x 10'3" (3.81m x 3.12m)

## Bedroom 3

6'7" x 6'4" (2.01m x 1.93m)

## Loft Bedroom

14'6" x 12'4" (4.42m x 3.76m)

## Rear Garden

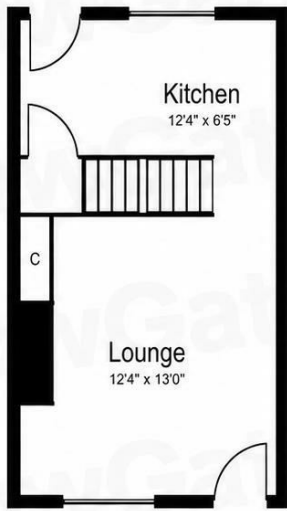


## Directions



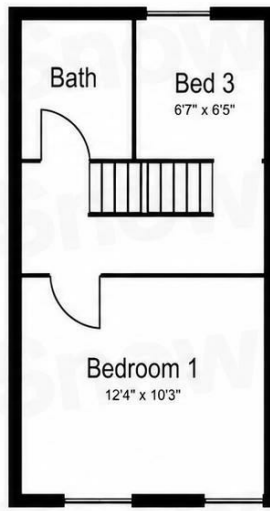
# Floor Plan

Front Ground

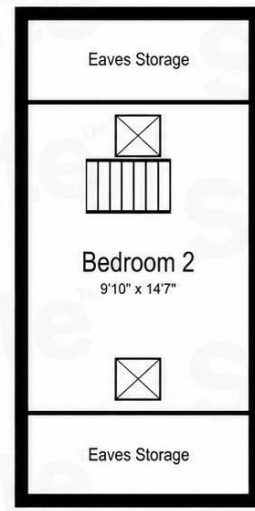


HD9 4ET  
Internal - 798ft2

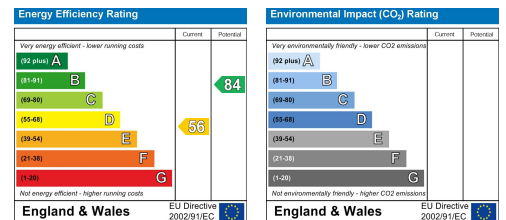
1st Floor



2nd Floor



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