



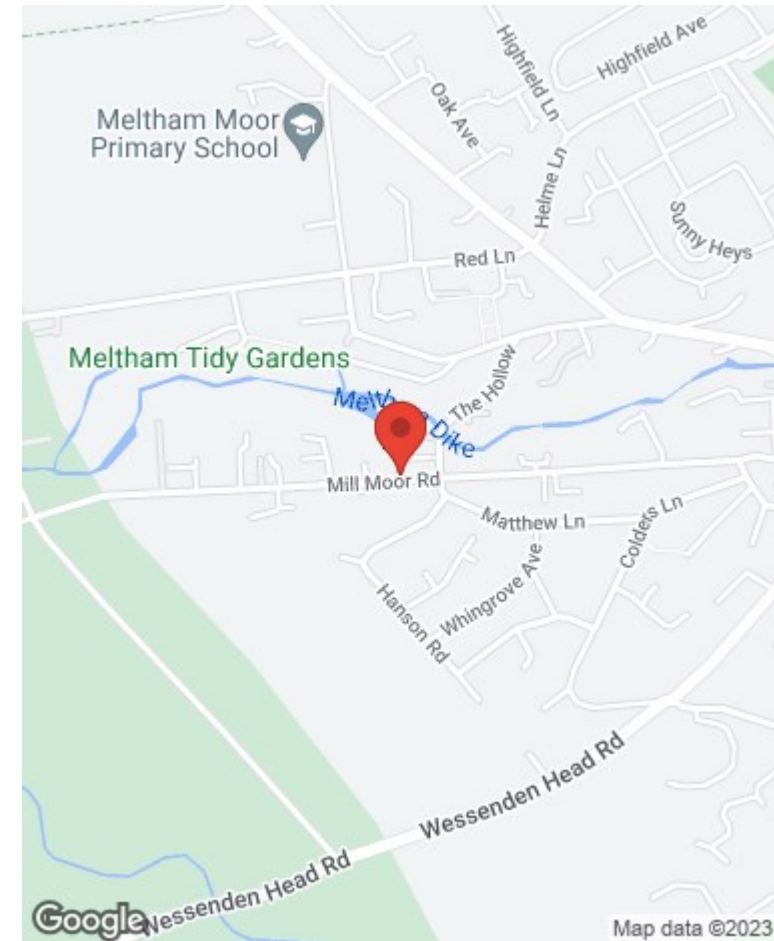
6 Albion Gardens, Meltham, HD9 5AF

Offers Over £260,000

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This substantial 4 bedroomed mid town house has extensive accommodation across 4 levels with double garaging and roof terrace to the rear. Boasting en suites to the master and guest bedrooms, the property is further enhanced by a spacious playroom and utility. Constructed in 2018, the property is situated in the highly desirable village of Meltham, close to the Peak District National Park and has easy access for both Holmfirth and Huddersfield. Energy Rating: B



GROUND FLOOR:

Entrance Hall

Having wood effect laminate flooring and a central heating radiator.

Cloakroom/WC

Being half tiled to the walls and having a fully tiled floor. There is a 2 piece suite comprising vanity wash basin with cupboards beneath and a low flush toilet. There is also a central heating radiator and uPVC double glazed window.

Living Kitchen

24'2" x 15'7" max / 8'0" min (7.37 x 4.75 max / 2.44 min)

Being L-shaped and having a range of matching modern floor and wall units with laminated working surfaces and a range of integrated appliances including electric hob with in-built oven and overhead extractor fan and light, integral fridge, freezer and dishwasher, 1½ bowl stainless steel sink unit with mixer taps and side drainer, glass splashbacks, central heating radiator and uPVC double glazed windows to both the front and rear with additional French doors leading out onto the rear garden terrace.

FIRST FLOOR:

Landing

A staircase rises to the first floor landing.

Lounge/Bedroom 3

15'9" x 7'4" (4.80 x 2.24)

Having sunken LED lighting and uPVC French doors with Juliet balcony allowing wooded views.



Bedroom 4

13'6" x 9'0" max / 6'0" min (4.11 x 2.74 max / 1.83 min)

Having a central heating radiator, 2 uPVC double glazed windows and sunken LED lighting.

Family Bathroom

Being fully tiled to the walls and having a 4 piece suite comprising low flush toilet, vanity wash basin, panelled bath with mixer taps and a fully tiled shower cubicle.

SECOND FLOOR:

Landing.

A staircase rises to the second floor landing which has a built-in linen cupboard.

Master Bedroom

12'3" x 7'8" (3.73 x 2.34)

Having a central heating radiator, uPVC double glazed window and LED lighting.

En Suite Shower Room

Having a 3 piece suite comprising low flush toilet, pedestal wash basin and shower. There is full tiling to the walls.

Bedroom 2

15'8" x 9'0" (4.78 x 2.74)

Having a central heating radiator, LED lighting and uPVC double glazed window.





BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616) and continue through the traffic lights at Folly Hall and Lockwood Bar onto Meltham Road. Pass through the village of Netherton and this road then becomes Huddersfield Road. Continue along this road until its conclusion into the village of Meltham. At the junction take a right hand turning onto Station Road and first left onto Greens End Road and left into Mill Moor Road. Albion Gardens will be found on the right hand side after the turning to Golcar Brow Road.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

En Suite WC

Being fully tiled to both the floor and walls and having a chrome ladder style radiator. There is a 3 piece suite comprising low flush toilet, vanity wash basin and bidet.

LOWER GROUND FLOOR:

Occasional Room/Playroom

17'8" x 15'6" (5.38 x 4.72)

A most useful and spacious playroom.

Utility

11'2" x 5'8" (3.40 x 1.73)

Having a range of matching floor and wall units, plumbing for automatic washing machine, space for a tumble dryer, inset stainless steel sink unit, central heating radiator and an access door to the built-in store room.

Integral Double Garage

23'3" x 16'0" (7.09 x 4.88)

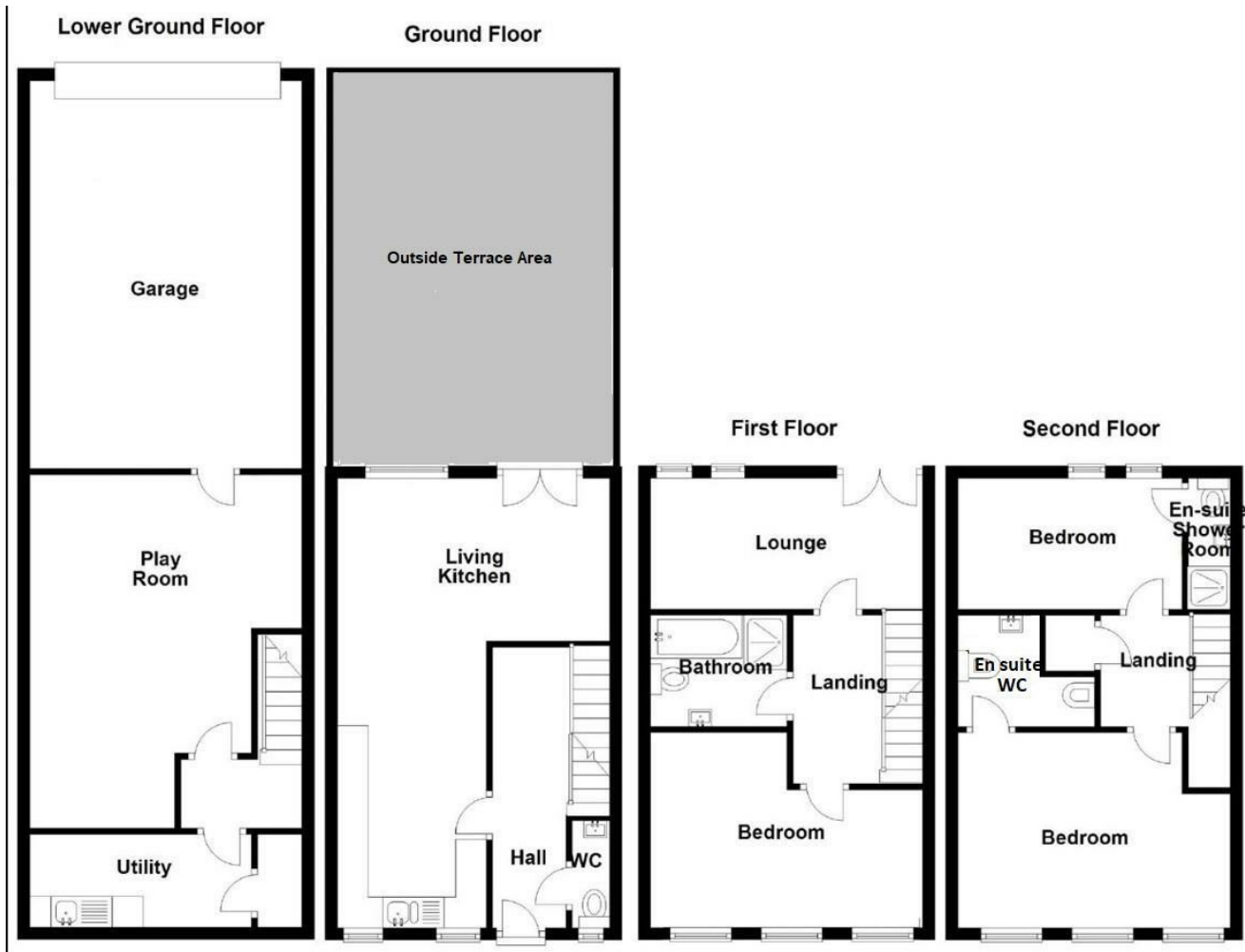
Accessed from the playroom and having an electric roller shutter door, power and lighting.

OUTSIDE:

To the front of the property is a double width parking apron and to the rear, accessed from the living kitchen, is a roof terrace set above the garage which has an Astro-turf base and glass balustrading.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

