



114 Huddersfield Road, Meltham, Holmfirth, HD9 4AG  
£165,000

bramleys



This beautifully presented Grade II listed, 2 bedroom, terraced cottage provides character features throughout which include exposed stone walling and ceiling beams. Enjoying a generous sized garden to the rear and accessed down a shared private lane, the property is conveniently positioned for access to a range of local amenities within Meltham village centre and commuter links to Huddersfield town centre.

Being sold with no upper vendor chain and being of vacant possession, this home is best suited to the first-time buyer looking to create their first home or professional couple alike. Viewings highly recommended to truly appreciate the accommodation which briefly comprises:- entrance porch, lounge, kitchen, first floor landing, 2 bedrooms and bathroom.

Energy Rating: C





## GROUND FLOOR:

Enter the property via an external door.

### Entrance Porch

With 2 glazed timber windows to either side elevation and a door which gives access to the living room.

### Living Room

14'10" max x 15'4" max (4.52m max x 4.67m max)

The focal point of the room is the Inglenook log burning stove. There are 2 central heating radiators, glazed timber windows to the front elevation, built-in storage cupboards and a further door which gives access to a utility area. This room also features exposed stonework, ceiling beams and an original stone floor.

### Kitchen

7'3" x 7'4" (2.21m x 2.24m)

Fitted with a range of wall and base units with laminate work surfaces, tiled splashbacks and an inset stainless steel sink with side drainer. There is a 4 ring gas hob, electric oven with overhead extractor hood, uPVC double glazed window to the rear elevation and uPVC double glazed sliding patio door to the rear elevation. A staircase provides access to the first floor.



## FIRST FLOOR:

### Landing

Having a central heating radiator, glazed timber window to the rear elevation and exposed beams.

### Bedroom 1

7'6" x 12'3" (2.29m x 3.73m)

With a central heating radiator and 3 glazed timber windows to the rear elevation. There is also access to the loft via a loft hatch.

### Bedroom 2

6'11" x 10'3" max (2.11m x 3.12m max)

With a central heating radiator, useful built-in wardrobes and 3 glazed timber windows to the rear elevation.

### Bathroom

Furnished with a 3 piece suite incorporating low flush WC, pedestal wash hand basin and panelled bath with shower head attachment. There is tiling to the splashbacks, a central heating radiator and a glazed timber window to the rear elevation.







**TENURE:**

Freehold

**COUNCIL TAX BAND:**

B

**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.

**OUTSIDE:**

To the front of the property there is a log store area and space for a small vehicle. To the rear of the property there is a flagged patio area, lawned garden with decorative shrub borders and having a further flagged patio area and garden shed to its conclusion.

Access is down a private lane which serves the row of cottages.

**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). Pass through the traffic lights at Folly Hall and at the Lockwood traffic lights continue straight ahead onto Meltham Road. Proceed through Netherton towards Meltham and on the approach to Meltham the property can be found in the row of terraces on the left hand side identified by the Bramleys for sale board. Turn left and proceed up the lane - viewers are advised to park on Huddersfield Road for viewings.

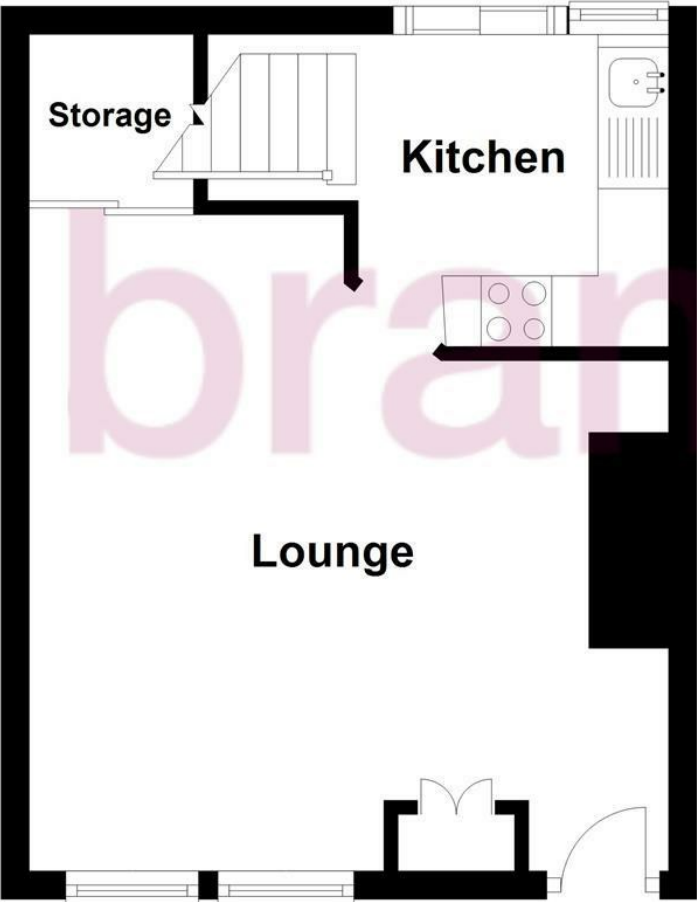




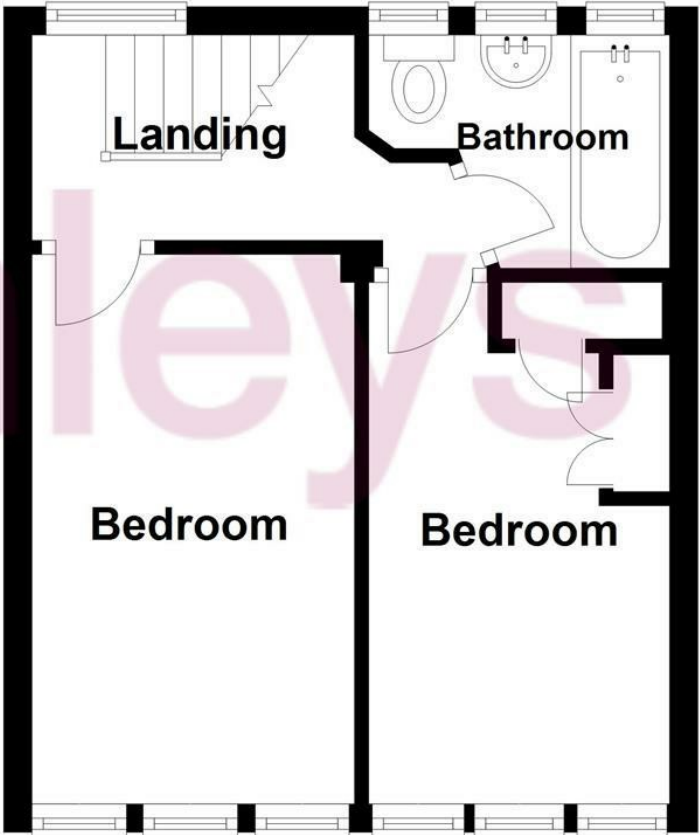




# Ground Floor



# First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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