

RYDER & DUTTON

Meltham Road, Netherton, Huddersfield HD4 7BD

FOR SALE | Offers in the region of £299,950



Description

This beautiful character property has been fully renovated offering ready to move into accommodation with no onward chain. Three generous reception rooms provide versatile living space with four bedrooms, two en suites and a family bathroom to the first floor. Outside space has been cleverly utilised to provide a ground floor courtyard area with steps leading up to a large lawn to the rear of the property and a decked seating

area to the side, sitting above the double garage. Personal inspection is really a must to appreciate what is on offer. EPC:D. We are available 8.30am - 8.30pm weekdays and 10am - 4pm weekends-please contact us to arrange a viewing.

Situated within close proximity of Netherton village centre, 221 Meltham Road is a unique character property combining both traditional and modern design.

Netherton is a desirable village with varied amenities including local shops, country walks and scenery, and good access to Huddersfield and the surrounding villages in the Holme and Colne Valleys. This sought after village is popular with local buyers and those from out of the area.

Refurbishment of the property has been carried out with care and the well finished interior complements original features such as the large stone chimney breasts which have been fitted with log burning stoves.

Accommodation briefly comprises; Lounge, dining area, kitchen, utility room, W/C and a second sitting room. Upstairs boasts four double bedrooms, two with en suite shower rooms, and a family bathroom.

The attached double garage provides plenty of space for cars and storage, with a remote controlled electric garage door. Garden space is plentiful as it has been adapted on a split level with lawn and decking to the higher tier.

Entrance Hall 0.97m x 1.07m

Lounge 4.74m max x 3.35m

On entering from the front of the property the hall opens onto the lounge. A bright room with plenty of character, including the stone chimney breast with an inset log burner

Kitchen/Dining Room 8.58m x 5.34m

The large kitchen/ dining room is separated into two defined areas, the dining area leading around from the stairs with plenty of space for a family dining table. The kitchen is at the far end and has been tastefully selected to complement the mix of traditional and modern living. With an integrated fridge, freezer, dishwasher and a range cooker, the kitchen has all the mod cons for daily life. A split stable door leads out to the back of the property.

Hall 2.84m x 1.40m

Access to the utility, W/C, double garage and second sitting room.

Utility 2.72m x 1.40m

A useful space with plumbing for a washing machine.

W/C 1.40m x 0.89m

Downstairs W/C with wash hand basin

Sitting Room 4.50m x 4.09m

The second sitting room adds a versatile space benefitting from dual aspect windows, feature stone chimney breast and a log burning stove.

Bedroom 1 4.50m max x 3.28m plus 0.13m x 0.13m

A well proportioned room with a front facing window and en suite shower room.

En-suite 2.13m x 1.83m max

A modern fitted en suite with a curved shower cubicle, pedestal wash hand basin, W/C, heated towel rail and a window to the side.

Bedroom 2 4.57m x 3.99m max plus 0.13m x 0.13m

The largest of the four rooms, providing a blank canvas to add a personal touch.

Bedroom 3 3.50m x 2.00m plus 0.53m x 0.53m

Nestled at the back of the property and also benefitting from an en suite shower room.

En-suite 2.41m x 1.17m

Fitted shower cubicle, w/c and wash hand basin.

Bedroom 4 3.15m x 3.12m

A good sized fourth bedroom, suitable for a variety of uses.

Bathroom 3.23m x 1.91m

Fully tiled for a sleek finish, this four piece suite makes a great family bathroom.

Double Garage 5.82m x 4.75m

Up and over door, as well as standard doors to the front, rear and access into the house.

Mains services available.

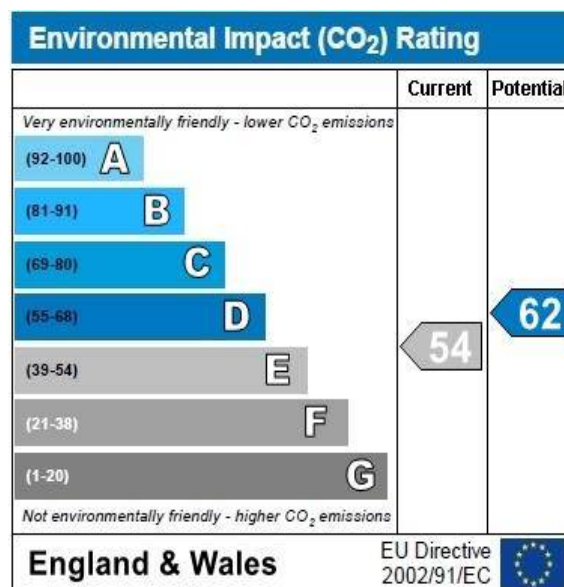
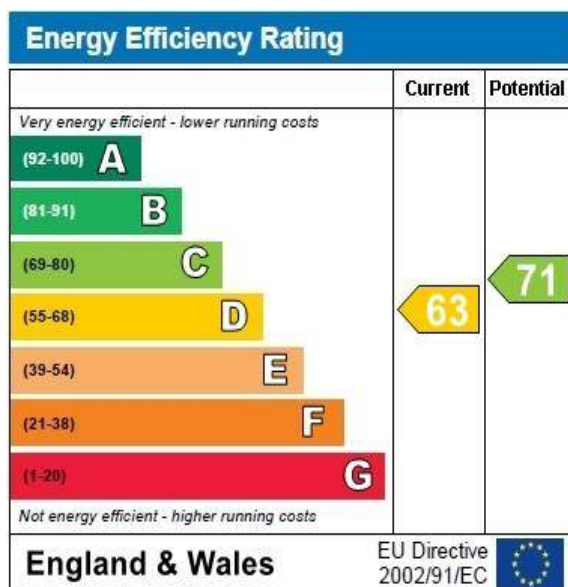
Floorplans

Ground Floor



First Floor





Directions

Directions

Heading out of Huddersfield town centre continue along Manchester Road and through the Lockwood crossroads. Proceed along Meltham Road, past the garden centre. 221 can be found shortly after the turnings for Armitage Road and Wood End Road.

Contact Huddersfield Office

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