



Briar Avenue, Meltham Holmfirth HD9 5LQ

welcome to

Briar Avenue, Meltham Holmfirth

FURTHER EXTENDED BY THE CURRENT VENDORS IS THIS SEMI DETACHED RESIDENCE AFFORDING IMMACULATLY PRESENTED THREE BEDROOM ACCOMMODATION. EXTENSIVE GARDENS, AMPLE OFF STREET PARKING AND CUL DE SAC LOCATION

Summary

An internal inspection is certainly required to fully appreciate this fabulous semi detached residence, affording spacious three bedroom accommodation (over 1500sq feet) all presented in a modern contemporary style after being further extended by the current vendor. The property briefly comprises: entrance hall, cloakroom with adjacent w/c, living room, impressive dining kitchen, garden room, aforementioned three first floor bedrooms with the master having dressing room and en suite facilities, house bathroom and attic room. Externally the property is further enhanced by extensive gardens and there is ample parking for several vehicles. Occupying a pleasant cul de sac position the property is well placed for local amenities and highly regarded schooling and has ease of access to major routes for surrounding commercial centres.

Accommodation

Entrance Hall

Providing a splendid first impression there is a high quality tiled floor covering, central heating radiator and understairs storage cupboard. The staircase that ascends to the first floor has a contemporary glass balustrade.

Home Office

9' 3" x 4' 7" (2.82m x 1.40m)
Ideal for the home worker there is a continuation of the tiled floor covering and the room has inset ceiling lighting, a central heating radiator and is double glazed to front aspect.

Cloaks/W.C

7' 10" x 5' 1" (2.39m x 1.55m)
Modern white suite comprising of low flush w/c and hand washbasin with inset ceiling lighting, extractor fan, central heating radiator and double glazed

obscure window.

Living Room

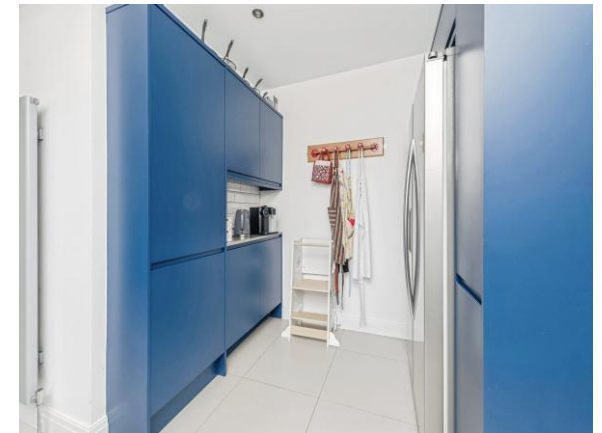
15' 3" x 11' 4" (4.65m x 3.45m)
This attractively presented room is located to the front of the property and has lots of space for freestanding furniture. The focal point is the tiled hearth with electric stove and timber mantel whilst there is a central heating radiator, wiring for wall mounted TV and a double glazed window to front aspect.

Dining Kitchen

26' 6" x 13' 2" (8.08m x 4.01m)
This extremely stylish room would certainly be the hub of the property with the kitchen area boasting a modern range of wall and base units with quartz worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. There is a stainless steel gas hob with extractor hood and an electric oven whilst further integral appliances include a washing machine and dishwasher. There is space for an American style fridge freezer and the room has inset ceiling lighting, a continuation of the tiled floor covering, an upright radiator and is double glazed to rear aspect with a door leading to the side of the property and French style doors leading to the garden room.

Garden Room

13' 4" x 9' 9" (4.06m x 2.97m)
A super addition by the current vendors and offering further versatility in its usage. The room has a vaulted ceiling with velux style roof windows providing a vast amount of natural light. There is fitted shelving and storage cupboards, a laminate floor covering, double glazed window and French style doors leading to the garden.





First Floor

Bedroom One

12' 2" max x 11' 8" (3.71m max x 3.56m)

This sizeable double room is neutrally decorated with a central heating radiator and double glazed window to front aspect.

Dressing Room

8' 6" x 6' 6" (2.59m x 1.98m)

Reconfigured to provide a useful room that has hanging rails and is double glazed to front aspect with door leading to:

En Suite

8' 2" x 6' 8" (2.49m x 2.03m)

As with the rest of the property presented in a contemporary style and having a white low flush w/c and wall mounted hand washbasin along with walk in shower with rainfall shower unit. There are complementary tiled walls and floor covering, inset ceiling lighting, chrome effect heated rail ladder and a double glazed obscure window.

Bedroom Two

16' 6" x 8' 4" (5.03m x 2.54m)

A substantial double room with central heating radiator and double glazed window overlooking the rear garden

Bedroom Three

11' 9" x 11' 4" (3.58m x 3.45m)

Again a sizeable room of double proportions having a central heating radiator and double glazed window to rear elevation overlooking the garden.

House Bathroom

8' x 8' max (2.44m x 2.44m max)

Another stylishly presented room with white suite comprising of low flush w/c wall mounted hand washbasin and paneled bath with overhead rainfall shower unit. There are complementary tiled walls and floor covering, a chrome effect heated rail ladder and double glazed obscure window.

External

To the front of the property is a sizeable parking area for several vehicles. Access to the side of the property leads to the extensive gardens to the rear. The garden area, predominantly lawned is ideal for families or if wishing to entertain in those summer months. There is a raised decking area with pergola ideal for relaxing and there is a useful garden shed for additional storage.

Agents Note:

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Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Briar Avenue, Meltham Holmfirth

- Extended Semi Detached House
- Generous Three Bedroom Accommodation
- Attractive Gardens
- Off Street Parking
- Pleasant Cul De Sac Position

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£375,000

directions to this property:

Leave Holmfirth via Victoria Street and at the traffic lights turn left on to Woodhead Road. Bear right on to Greenhead Road. Turn right on to Thick Hollins Road and then left on to Netherthong Road. Turn left on to Holmfirth Road which leads on to Station Street. Go straight across the mini roundabout by Morrisons supermarket and take the first left off the second mini roundabout on to Slaithwaite Road. Continue up Slaithwaite Road and turn left on to Red Lane, then turn right



Total floor area 145.4 m² (1,565 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HMF108945 - 0003

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