Wm Sykes & SON EST. 1866

Offers Over

£200,000



45 Wessenden Head Road, Meltham

This stone built double fronted corner terraced cottage has just come to the end of an extensive programme of refurbishment and now offers the opportunity for you to purchase this sizeable 'ready-to-move-into' home. With a total floor area of over 1700sq.ft., you are getting a good amount of space for your money. The property was taken back to bare bricks before rewiring, replastering, updating the heating system, installation of a new kitchen and bathroom, new floor coverings, and fresh neutral décor throughout. External works have included extensive roof repairs, new guttering, chemical treatment of the stonework and generally giving it a well needed face lift. It has use of a communal garden to the rear. It is within walking distance of the village centre where you will find an array of shops, bars, restaurants, and regular bus service, plus you are close (within walking distance) to the boundary of the Peak District National Park providing you with some lovely walks and access to the rugged landscapes of the Pennine hills.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation:

GROUND FLOOR
The front entrance door opens into:-

Entrance Lobby
With staircase rising to the first floor.





Lounge 17'7" x 10'5"
A light and airy reception room with windows to the front and side, and ornate ceiling rose.



Dining Kitchen







Dining Kitchen **16'1" x 13'7"**

Newly fitted with a range of modern wall, drawer and base units complemented by ample worktops which incorporate a sink with mixer tap. There is an electric cooker with extractor hood and wipe clean splashback over, space and plumbing for a washing machine, and space for a fridge/freezer. There is a window to the front, wood effect flooring, and ample space for your dining table. You will also find access to the cellar, and the kitchen gives way to a corridor which leads on to the rear entrance door and offers space to perhaps place wall mounted coat hooks and shoe storage solutions.

FIRST FLOOR



Landing

An 'L' shaped landing area with window to the front, inset ceiling spotlights, and staircase leading up to the attic rooms.





Bedroom 1 **17'8" x 10'8"**
A double bedroom with windows to 2 elevations providing plenty of natural light.





Bedroom 2 **13'5" x 10'9"**
Another double bedroom with window to the front.



Bathroom **13'1" x 4'0"**
Newly fitted with a modern white suite comprising panelled bath with central tap and shower hose over, low flush w.c., and wash basin with cupboard beneath. There are part tiled walls, wipe clean panels to the walls over the bath, tile effect flooring, inset ceiling spotlighting, and now that the doorway has been relocated, there is space for you to create some storage.

ATTIC LEVEL
Steps rise immediately into:-



Attic Room 1 **15'11" x 13'4"**
A sizeable room with limited head height and a skylight window. A door takes you through to:-





Attic Room 2 **15'2" x 13'8"**
Again, with limited head height but provides useful space.





BASEMENT **12'2" x 10'3"**
The main keeping cellar has a window to the side, central heating boiler, original keeping slab, and access into the old fuel store.

AI IMAGING









Sometimes it is difficult to imagine how you would furnish an empty room so here are some computer-generated images to help show how the rooms could be styled.





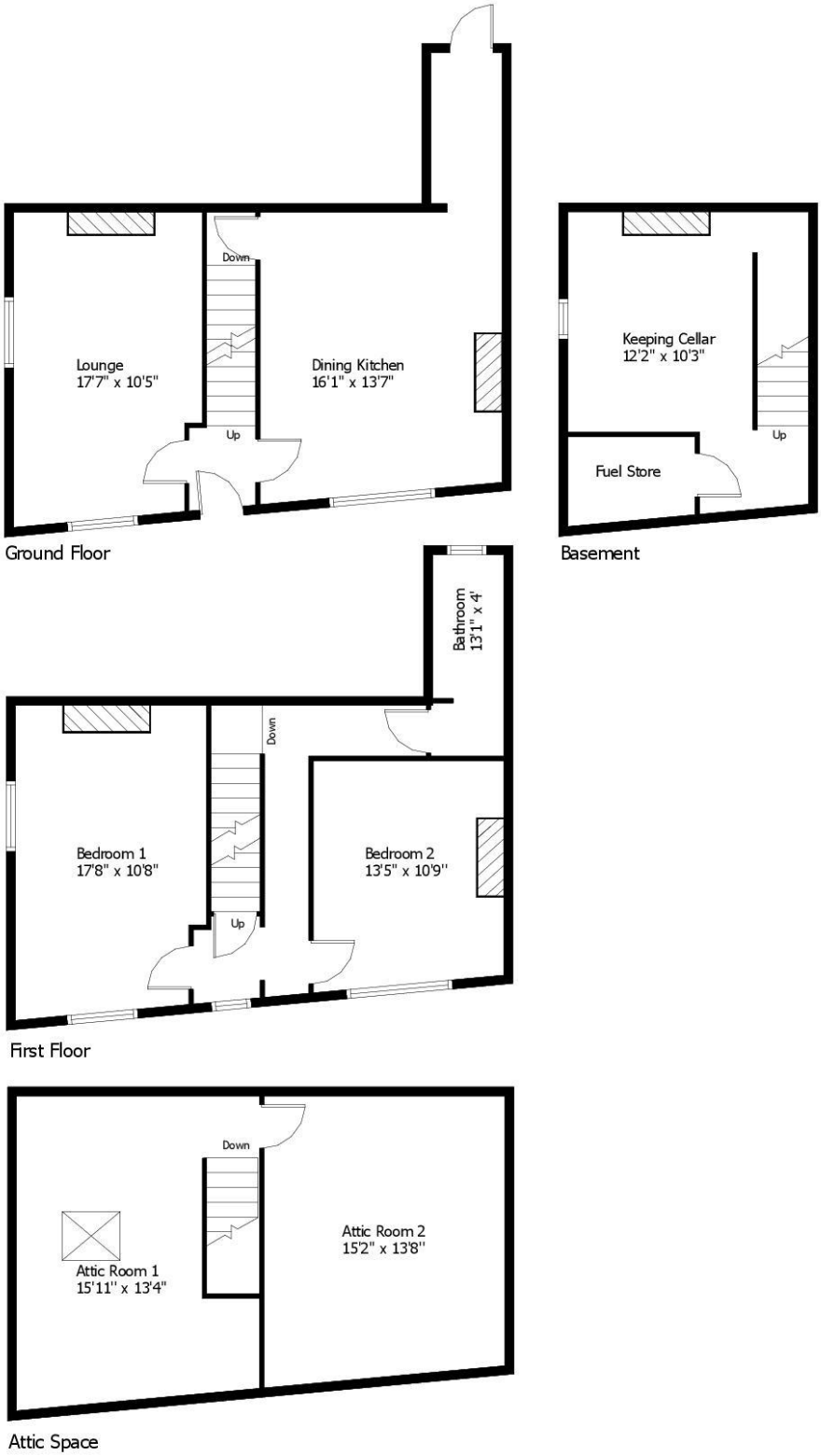
OUTSIDE
Externally, there is a communal garden area at the rear.

Viewing
Strictly by appointment with ourselves.

Location
From the centre of Meltham, proceed up Wessenden Head Road where the property will be found on the left just above the Liberal Club.

Additional Information
- Council Tax – Band B
- Tenure – Freehold
- Energy Rating 65 (Band D)
- Utilities:-
    - Water – mains
    - Drainage - mains
    - Gas – mains
    - Electricity - mains
    - Heating – gas fired central heating.
    - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows a range of broadband services, including 'Ultrafast', are available in this area and mobile coverage at the property is offered by several providers.

45 Wessenden Head Road, Meltham



This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
No responsibility can be accepted in respect of this information by "Plan-it Design"

© Floor Plan by "Plan-it Design".
Unauthorised reproduction prohibited.
planitdesign2017@gmail.com

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk