Wm Sykes & SON EST. 1866

Offers Over

£200,000

38 Red Lane, Meltham

Located in the popular village of Meltham, with its many and varied local amenities and regarded local schools, is this three-bedroom townhouse. The property offers off road parking to the front and rear as well as an enclosed rear garden suitable for an extension of family life. The accommodation comprises: entrance vestibule, lounge, dining area, kitchen area, first floor landing, three bedrooms and bathroom. Early viewing is recommended to fully appreciate all that is on offer here in this keenly priced family home.

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

Entrance Vestibule

Access is gained via a double-glazed door into the entrance vestibule, where stairs rise to the first-floor landing, there is a central heating radiator, and a door leads off into the lounge.

Lounge

Lounge 13' 10" x 13' 8" max

The lounge has a double-glazed bow window to the front, central heating radiator, useful under stairs storage and a large opening gives access through to the dining area. The window from the lounge offers views over neighbouring rooftops and towards the hills beyond.

Dining Area 9' 3" x 8' 4"

The dining area and the kitchen have a tiled floor, and the dining area has a central heating radiator and double-glazed French doors give access through to the property's rear garden.

Kitchen **9' 3" x 8' 2"**

Comprising units to the high and low level, there is a stainless-steel sink unit with mixer tap over, plumbing for an automatic washing machine and dishwasher, and electric cooker point, relevant tiled splashbacks and one of the cupboards houses the property's gas fired central heating boiler. The kitchen has a double-glazed window allowing views to the property's rear garden.

FIRST FLOOR

Landing

The landing is home to the property's loft access point. there is a central heating radiator and doors lead off.

Bedroom 1 **12' 8" x 9' 9"**

This bedroom is located to the front of the property. It enjoys far reaching views over neighbouring rooftops courtesy of the double-glazed window and has a central heating radiator.

Bedroom 2 **10' 6" x 8' 7"**

Another double bedroom located to the rear, with central heating radiator and double-glazed window with views over the property's garden and beyond.

Bathroom **8' 3" x 6' 9" max**

Comprising a three-piece suite in white including a low-level flush WC, pedestal hand wash basin and free-standing bath. The bathroom is tiled to ceiling height, has a towel rail style central heating radiator and a tiled floor. The bathroom also offers a useful and good sized over stairs storage space.

Bedroom 3 **8' x 7' 11"**

Having a double-glazed window with views of the rear and a central heating radiator.

OUTSIDE

Front

To the front of the property, there is a tarmac parking area suitable for the off-road parking of two cars.

Rear

Rear

To the rear, the garden is currently a work in progress, and the owner will have finished this work shortly. An AI photograph has been supplied by the vendor showing how the garden will look. There will be a raised paved area, two inset beds and steps down to a further garden area. The garden has fence boundaries and there is a rear gate which gives access through to a rear shared parking area where two spaces are owned by the property on offer.

AI Photograph

Additional Information

The property is Freehold; Energy rating 68 (Band D); Council tax band A.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors with a range of suppliers.

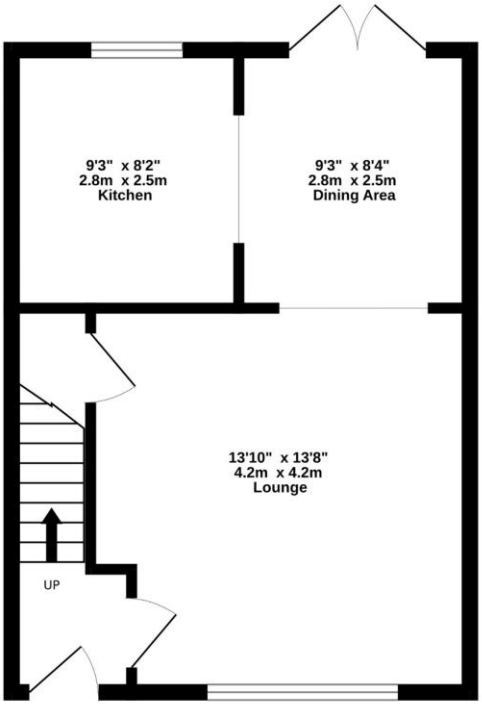
Viewing

By appointment with Wm. Sykes & Son.

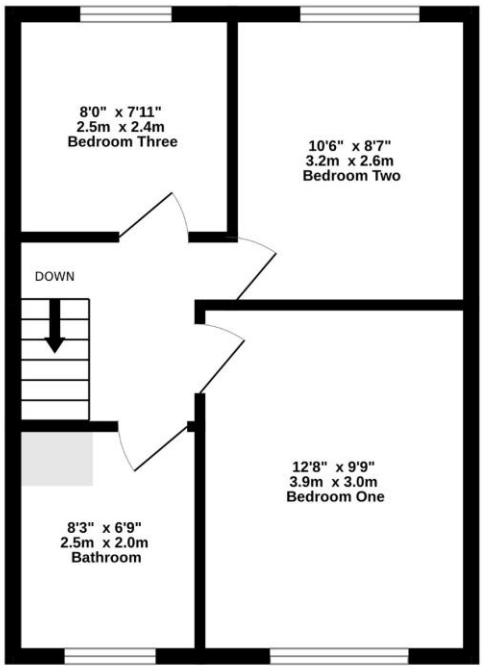
Directions

With Morrison's supermarket on your right proceed up Slaithwaite Road. After a few hundred yards turn left onto Red Lane and no. 38 can be found on the right-hand side.

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

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