



Meltham Road, Huddersfield, HD4 7HL

welcome to

Meltham Road, Huddersfield

This three-bedroom end-terrace property offers an excellent opportunity for buyers looking to put their own stamp on a home, while benefiting from several key upgrades already completed.



Lounge

15' 9" x 13' 3" (4.80m x 4.04m)

The lounge offers a warm and inviting atmosphere, centred around a charming log burner that creates a cosy focal point. A fitted radiator provides additional comfort, while thermoboarded walls enhance insulation and energy efficiency throughout the space. The room benefits from a practical layout, featuring a staircase leading to the first floor and a convenient door giving direct access to the exterior of the property, making it both functional and welcoming.

Kitchen

13' 3" x 9' 2" (4.04m x 2.79m)

The kitchen offers a practical and functional layout, featuring a fitted radiator for comfort and an electric oven ideal for everyday cooking. There is dedicated space for a washing machine and a fridge/freezer, ensuring all essential appliances are well accommodated. With its current setup providing a solid foundation, the room also presents an excellent opportunity for further investment and personalisation, allowing new owners to enhance and modernise the space to their own taste.

Bedroom One

13' 6" x 10' 1" (4.11m x 3.07m)

Bedroom One offers a bright and comfortable space, easily accommodating a double bed. The wood flooring adds warmth and character, while the well-placed window allows plenty of natural light to fill the room throughout the day. With ample room for storage, this bedroom provides both practicality and a welcoming atmosphere, making it an ideal main sleeping space.

Bedroom Two

8' x 10' 11" (2.44m x 3.33m)

Bedroom Two provides a comfortable and practical space, complete with a fitted wardrobe for convenient storage. A radiator ensures the room stays warm throughout the year, while the window allows natural light to brighten the space, creating a pleasant and airy atmosphere.

Bedroom Three

5' 7" x 7' 2" (1.70m x 2.18m)

Bedroom Three is a versatile space, enhanced by a window that brings in natural light and keeps the room feeling bright. Its flexible layout makes it ideal for a variety of uses, whether as additional storage, a home office or study area, or a compact guest room, depending on individual needs.

Bathroom

The bathroom is fitted with a practical shower-over-bath setup, offering flexibility for both quick showers and relaxing soaks. It features laminate flooring for easy maintenance and a clean, modern look, along with a neatly presented W/C to complete this functional and well-designed space.

Loft Space

The loft space offers useful additional storage and has been insulated, helping to improve the property's overall energy efficiency and providing a practical area that can be utilised to suit individual needs.

Rear Garden

The rear garden is arranged over multiple levels, offering a variety of usable outdoor spaces. A patio area provides an ideal spot for seating or outdoor dining, and the garden enjoys afternoon sun, making it a pleasant and relaxing place to unwind later in the day.



view this property online williamhbrown.co.uk/Property/HDF118605



welcome to

Meltham Road, Huddersfield

- Spacious lounge featuring a cosy log burner
- Recently installed boiler with zoned heating system
- Fully renovated modern bathroom
- Thermoboard external walls for improved energy efficiency
- Partially renovated kitchen with scope to personalise

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£165,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF118605



Property Ref:
HDF118605 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk