



255 Meltham Road, Netherton, Huddersfield

A large 3 bedroom inner terraced cottage occupying a delightful position in a little known off road location on the edge of the village of Netherton. The cottage offers spacious accommodation including entrance hall, large lounge, kitchen, dining room, cellar, 3 bedrooms and bathroom. There is a small garden to the rear and parking area to the front. The house features attractive leaded glazed windows. There is partial double glazing. This is a delightful property that must be viewed internally to appreciate the size and attractiveness of accommodation on offer.

Accommodation:-

Ground Floor

Entrance Hall

With staircase to the first floor.



Lounge 17'6" into the bay x 13'2" average

With large rectangular bay window with part double glazing and part leaded glazed windows, attractive fireplace with inset living flame effect gas fire, built in cupboards and display cabinets to the side of chimney breast.



Kitchen 15'10" max x 5'5"

With 1 1/2 bowl sink unit, range of light oak faced base units and wall cupboards with laminated work surfaces, concealed lighting, tiled splash backs, fold away breakfast bar, plumbing for automatic washing machine, extractor hood, stable type rear entrance door with adjoining window.



Dining Room 12'4" x 10'3" plus bay

With rectangular bay window overlooking the rear garden, fireplace with tiled interior and inset living flame effect gas fire.

Basement

Useful Keeping Cellar

First Floor



Bedroom 1 13'8" x 8'9"

With built in double wardrobes, fitted shelving, fitted dressing table, window to the front.

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Bedroom 2 12'5" x 9'10"

With fitted 4-door wardrobes, central dressing table, cupboards over, double glazed window to the rear.

Landing

With built in wardrobes.

Bedroom 3 10'9" max x 6'9" max

With fitted wardrobes, cupboards and desk unit, window to the front.



Bathroom 9'3" x 5'10"

With 3 piece suite comprising low flush w.c., pedestal wash basin and panel bath with Mira electric shower unit over, adjoining screen, partly tiled walls, built in cupboard with fitted shelving, window to the rear.



Outside

There is a parking/garden area to the front. There is a small garden to the rear with seating area, rockery and flower beds.



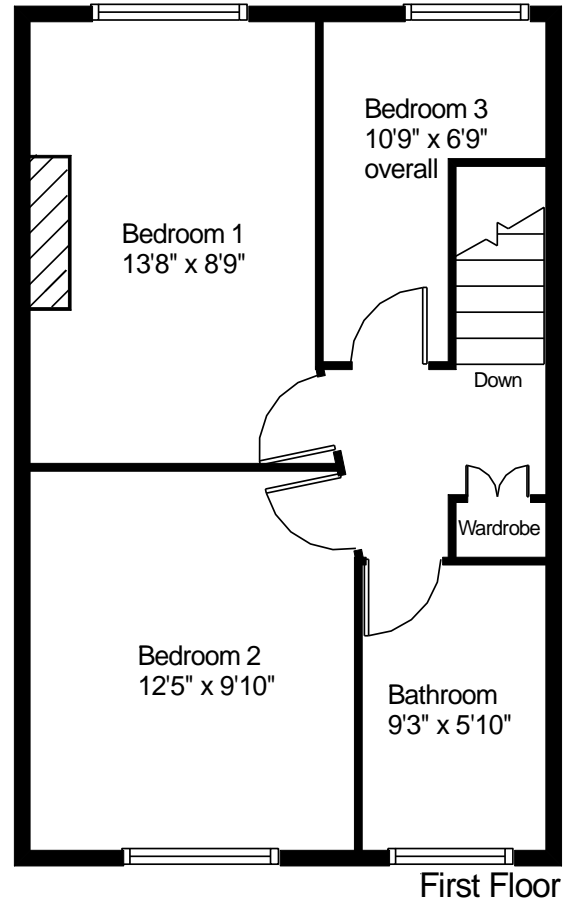
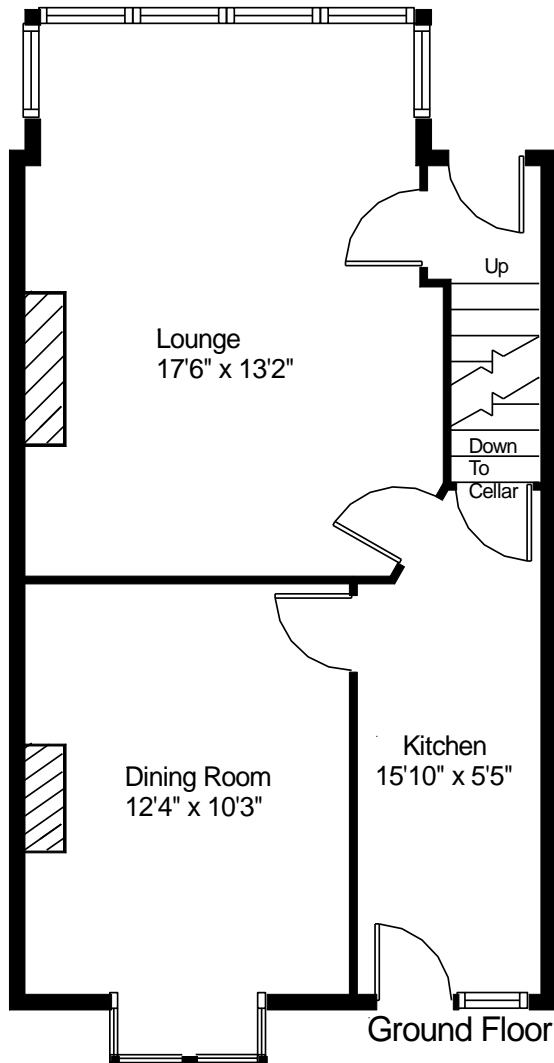
Viewing

By arrangements with William Sykes & Son
Tel: (01484) 683543

Directions

From the centre of Netherton proceed down Meltham Road in the direction of Huddersfield. After approximately ¼ mile look out for the bus stop on the left and turn right up the driveway leading to No. 255 Meltham Road. (HD4 7HL).

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This floor plan is for illustrative purposes only and may not be to scale.
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