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FLAT 4 MELTHAM HALL

HUDDRESFIELD ROAD ~ MELTHAM ~ HOLMFIRTH ~ HD9 4BQ

OFFERS REGION
£285,000

A superb self-contained apartment located within the historic Grade II listed Meltham Hall. The property is located on the ground floor of the building and has its own private entrance hall. It features spacious and well-presented 2 bedroom / 2 bathroom accommodation and must be viewed to be fully appreciated. The building is set within wonderful communal grounds with allocated parking for 2 vehicles and a single garage.

- Exclusive ground floor apartment
- Within a stunning grade II listed building
- Good sized lounge and dining kitchen
- 2 bedrooms and 2 shower rooms
- Delightful communal grounds
- Single garage and parking
- Close to village amenities
- Tenure: Leasehold; Energy rating 55 (Band D); Council tax band F

About the Property

The striking, Grade II Listed Meltham Hall was commissioned by the Brooks (who were a prominent textile family in the Victorian era. It was constructed circa 1841 and remained as a private single residence for over 100 years before being gifted to Meltham Council. It was subsequently leased to the David Brown tractor company in the 1950s who used it as their head offices.

The building was converted into 9 luxury apartments in the late 1990s, with a private gated entrance and is set with approximately 1.45 acres of grounds featuring car parking in front of the building and wonderful mature gardens to the rear. It has its own access into the neighbouring Robert Ashton Memorial Park where the greater extend of the Hall's original gardens can be enjoyed. It's position also allows easy access into the centre of the village along Huddersfield Road where there is a wealth of local amenities.

Flat 4 has its own private entrance hall from the courtyard, but the inner hallway also has its own entrance door into the communal hall which is shared with other properties in the building. After entering you will find the smaller of 2 double bedrooms and an adapted wet room and wc located next to each other. The principal bedroom with its en-suite shower room will be found just along the hallway.

The lounge is of a good size and is to be found to the rear of the building, with 2 windows overlooking the gardens. It sits adjacent to the dining kitchen which is fitted with a good range of oak fronted units. This also features windows to the front and side.

The apartment retains wonderful high ceilings and sash windows (with secondary glazing) alongside



gas central heating, fitted wardrobes and attractive fixtures and fittings. It is well presented throughout, but we expect that the next owner may look to carry out additional updating to their own tastes.

Beneath the property, there are extensive cellars which can be used by the residents for storage. Each apartment has an area allocated for the use of its owners. The cellars are accessible via an external staircase at the front of the building.

Electric remote-control gates provide access to the courtyard area in front of the building where there is ample space to park for each of the properties. 2 spaces are allocated to this property and there is also a single garage within the block to the side of the building. Moving round to the rear of the building there is a large communal garden area with an extensive lawn, mature trees and borders.

The property is offered for sale with no onward chain.



Accommodation:

GROUND FLOOR



Entrance Hall 8' x 4'11"

With large wooden entrance door to the front, high coved ceiling, laminated wood flooring, central heating radiator.



Lounge 18'10" x 16'1"

A large lounge / dining room with 2 windows overlooking the communal gardens, high coved ceiling, chimney breast with feature fireplace with marble interior and electric fire, 2 central heating radiators.



Inner Hall

With laminated wood flooring, central heating radiator, recessed double door storage cupboard, and door into the communal hall.



Dining Kitchen



Dining Kitchen 12'11" x 12'10"

Fitted with a good range of oak fronted base units and wall cupboards with laminated worksurfaces, integrated oven, microwave, washing machine, fridge freezer, 1 1/2 bowl sink unit with mixer tap, windows to the side and rear, central heating radiator.

Bedroom 1 18'7" x 15'7" overall

A large double bedroom with 3 windows to the front, high coved ceiling, bank of built in wardrobes and central heating radiator.



En-Suite 6'2" x 5'11"

With three piece suite in white comprising low flush wc, pedestal washbasin and corner shower enclosure, tiled walls and floor, central heating radiator and extractor.



Bedroom 1





Bedroom 2 13' x 10'11"
Another double bedroom with window to the side, bank of fitted wardrobes and central heating radiator.



Shower Room 8' x 7'7"
Located off the entrance hall, this has been adapted for mobility into a wet room with shower area, low flush wc and washbasin. It features windows to the front and side, cupboard housing the central heating boiler and a central heating radiator.

OUTSIDE



Garage 17'1" x 10'6"
With manual up and over door, electric light and power supply.

Cellar
Beneath the hall there is a vast cellar that provides additional open plan storage for use by the residents. This is accessed via an external staircase.



A gated entrance is serviced by an audio-visual telecom entry system in addition to personal gate control. There is allocated parking for 2 cars in addition to a single garage.



Gardens

There are beautiful mature gardens beyond the house providing an attractive backdrop to look onto from within the apartment.

Additional information

The property is Leasehold, on a remainder of a 999 year lease from April 1999. The ground rent of £25 per annum is included in the service / maintenance charge of £2500 per year which is charged quarterly at £625. This covers the building insurance and maintenance of all communal areas externally and internally. There is no formal rate of increase to this charge.

Energy rating 55 (Band D). Council tax band F.

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







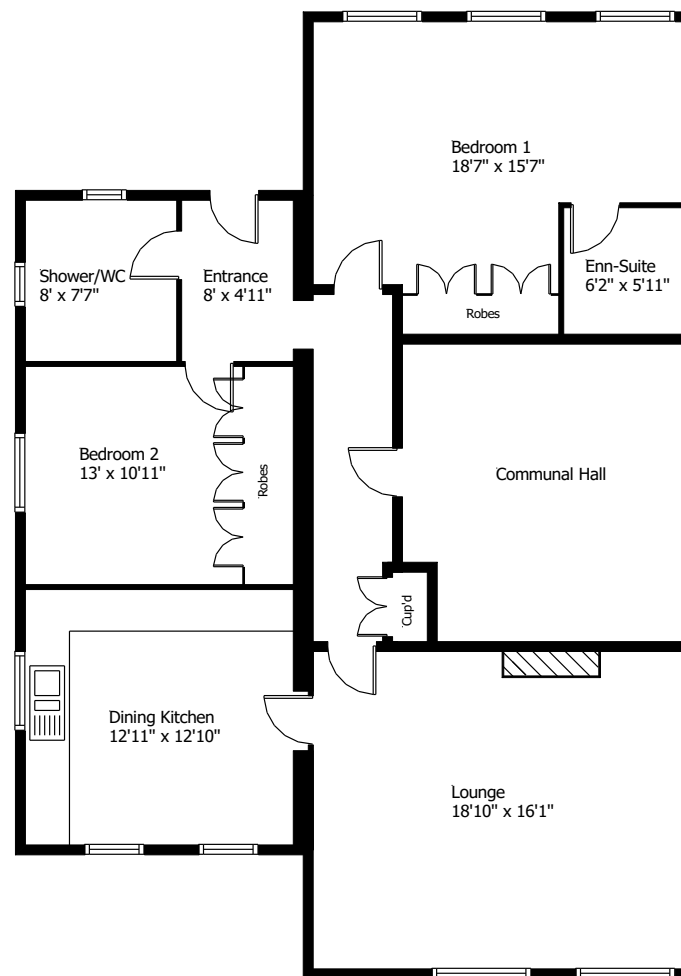
Viewing

By appointment with Wm. Sykes and Son.

Location

From the centre of Meltham take the B6108 Huddersfield Road towards Netherton. Just after the turning for the Durker Roods housing development, there is a right hand turn which is also named Huddersfield Road. Meltham Hall is on the left hand side and has a gated carpark.

Flat 4, Meltham Hall, Meltham



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