



## 31 Howard Way, Meltham

A good sized and well-presented four-bedroom detached family home in a corner location, with an orangery to the rear and a double garage. Internal inspection is the only way to fully appreciate the scale and standard of this home. The accommodation briefly comprises: entrance hall, WC, lounge, kitchen, dining area, orangery, first floor landing, four bedrooms, shower room and bathroom. With lawns to the side and rear, the corner position benefits by not being overlooked by neighbouring homes and within a short walk into Meltham centre, with its many and varied amenities and regarded school catchment area. Benefiting from the double garage and drive, which has parking for a number of cars, the property is a welcoming family home with impressive family space, double glazing, gas fired central heating, security alarm system and more.

### Holmfirth

38 Huddersfield Road,  
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### Slaithwaite

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## Accommodation

### GROUND FLOOR



#### Entrance Hallway

The entrance hallway has timber style affect flooring which runs through into the kitchen and downstairs WC. Here in the hallway, there is a double-glazed window, central heating radiator and stairs rise to the first-floor landing. Part glazed doors give access to the kitchen area and the lounge and there is a built-in storage cupboard, which is home to the property's gas fired central heating boiler.



#### WC

Comprising a two-piece suite in white including a pedestal hand wash basin and low-level flush WC. The room has a central heating radiator, obscure double-glazed window and inset spotlights to the ceiling.



#### Lounge

15' 1" x 11' 7" max

The lounge has a living flame effect gas fire set upon a raised granite hearth with a raised backcloth and a timber style surround. There is a double-glazed window to the front, central heating radiator and French doors give access through to the dining area and orangery beyond.



#### Dining Area

11' 7" x 8' 3"

The dining area is open through to the Orangery and has a central heating radiator and independently controlled underfloor heating.



**Orangery**

**15' 3" x 10' 10" max**

This is a great addition to the property's original design and offers flexible family accommodation and entertaining space. There is underfloor heating, double glazed folding doors giving access directly to the property's garden area. The Orangery has further glazing to the rear and a glazed roof.



**Kitchen**

The kitchen comprises of units to the high and low level with timber worktops. There is a built-in wine cooler, plumbing for an automatic washing machine and integral dishwasher, one and half bowl sink unit with mixer tap over, inset spotlights to the ceiling, electric oven and hob with extractor fan over. Here there is a useful under storage cupboard/pantry and a stable style double-glazed door giving side access directly into the property's garden. The kitchen has windows to twin aspects but three in number and giving a side and rear garden outlook.

**17' x 11' 10" max**

## FIRST FLOOR

### Landing

The first-floor landing is home to the property's loft access point, there is a built-in storage cupboard, central heating radiator and doors lead off.



### Bedroom 1

18' 1" x 8' 7"

This generous sized double bedroom has double-glazed windows to the front, central heating radiator, timber style effect flooring and access through to the shower room.



### Shower Room

6' 2" x 5' 4"

The shower room comprises of a two-piece suite in white including a vanity hand wash basin and glazed shower cubicle. The room is tiled to half height with the exception around the shower area where it is tile to ceiling height. There are inset spotlights to the ceiling, obscure double-glazed window, tiled flooring and towel rail style central heating radiator. We are informed by the vendor that the plumbing is still present for a WC. Please ask for clarity.



### Bedroom 2

13' 4" x 8' 6"

Bedroom two is located to the front of the property, has a double-glazed window allowing a front aspect, central heating radiator and inset spotlights to the ceiling.

### Bedroom 3

10' x 9' 8" max

Located to the rear, this double bedroom offers views over the property's rear garden and beyond courtesy of the double-glazed window and there is a central heating radiator.



**Bedroom 4** 8' 8" x 6' 4" max

Bedroom four is a single bedroom and as the photograph shows is currently used as a home office. There is plumbing for a central heating radiator, although the radiator has been removed, and a double-glazed window giving a front aspect.



**House Bathroom** 7' 8" x 5' 4" max

Comprising of a three-piece suite in white including a low-level flush WC, pedestal hand wash basin and a bath. Over the bath is a shower attachment, the room is tiled to ceiling height around the bath and half height in the main. There is an obscure double-glazed window, a towel rail style radiator and tiled flooring.

## OUTSIDE



Outside the front door the area is covered by a canopy linking the double garage.

**Garage** 16' 10" x 16' 10" max

This double garage has twin up and over doors, power and lighting, as well as a side door which you can see by the gate near the front door access. Immediately to the front of the garage, there is drive area which is suitable for the off-road parking of three potentially four cars.



### **Gardens**

To the side and rear of the property, there is a good size lawn with a high degree of established planting offering privacy from neighbouring properties and the school over the fence. There are fenced and wall boundaries and two patio areas giving outdoor seating and outdoor entertaining space options. A path runs from the side to the rear patio and links through to the walkway which has a canopy above and connects to the property's double garage.

### **Additional Information**

The property is Freehold; Energy rating 74 (Band C); Council tax band E.

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.

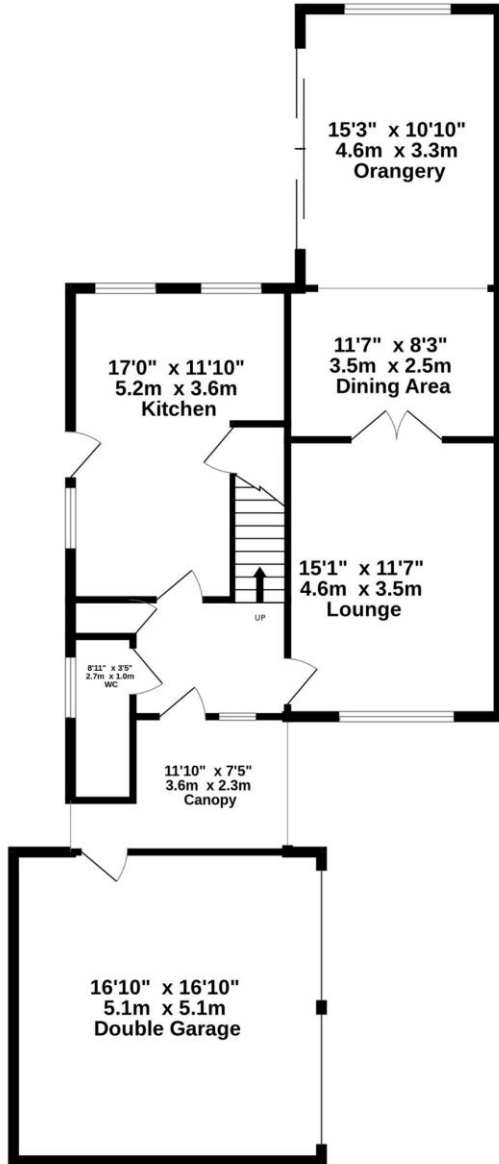
### **Viewing**

By appointment with Wm. Sykes & Son.

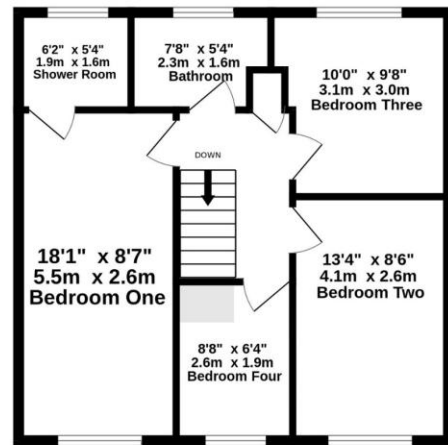
### **Directions**

From Huddersfield Road turn up Bishops Way and follow the road around turning onto Howards Way. No. 31 is in the top corner.

GROUND FLOOR  
1080 sq.ft. (100.4 sq.m.) approx.



1ST FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



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