



196 Wessenden Head Road, Meltham

This attractive stone-built end terraced cottage is nicely tucked away at the end of a lane in a lovely semi-rural setting within a short walk of the rugged landscapes of the Pennine hills. It is full of character and charm with exposed stonework feature walls, beams etc and offers a lovely home for someone who is perhaps just climbing up the property ladder or maybe downsizing. The accommodation briefly comprises entrance lobby, lounge, dining kitchen, cellar, first floor landing, bedroom 1 with dressing area, bedroom 2, and bathroom. Externally, it has an enclosed front garden, area to the side with gated access out to a public footpath, and there is a garage with adjoining store. It is within walking distance of the village centre where you will find an array of shops, bars, restaurants, and regular bus service.

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

A stable style entrance door opens into:-

Entrance Lobby

With tiled floor and staircase rising to the first floor.



Lounge

15'0" x 12'0"

The main focal point is a gas fired stove on stone hearth set into the chimney breast. There are exposed stonework feature walls, beams, wood effect flooring, window to the front with seat beneath, and access down to a vaulted keeping cellar.



Dining Kitchen

15'6" x 6'5"

Nicely fitted with a range of modern wall, drawer and base units with 'butcher's block' work surfaces which incorporate a composite sink with mixer tap. Integrated appliances include a dishwasher, fridge, oven, microwave, and a 2-zone induction hob. The kitchen also has tiled splashbacks, tiled floor with under floor heating, inset ceiling spotlights, cupboard housing the central heating boiler, and window to the rear offering views over the adjoining fields.

FIRST FLOOR

Landing

With pull down loft access, former window display recess, and inset ceiling spotlights.



Bedroom 1

15'5" x 6'5"

The initial part of the bedroom is used as a dressing area where the current owners have their wardrobes. An opening takes you through to the rest of the bedroom with a window to the rear offers views over the fields and far beyond, and there are exposed beams to the ceiling.



Bedroom 2

8'8" x 8'0"

Another double bedroom with window to the front, exposed beam, inset ceiling spotlights, and window to the front.



Bathroom

6'4" x 5'4"

Fitted with a white suite comprising a 'P' shaped bath with shower and screen over, low flush w.c., and a wash basin with cupboard beneath. There are tiled walls, tiled floor, frosted window to the front, shaver socket, and a ladder style radiator/towel warmer.



OUTSIDE

Immediately in front of the cottage is a good-sized enclosed garden area which is laid with artificial turf and has a raised decked terrace. There is a path and gravelled area alongside the house which leads on to a gate which gives access out to the public footpath at the rear. Opposite the front garden you will find a single garage with lean-to store.

Viewing

Strictly by appointment through Wm. Sykes & Son.



Outside Front

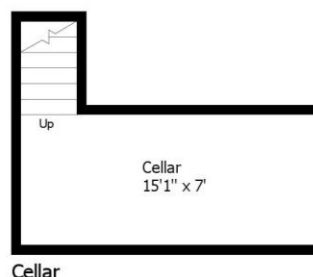
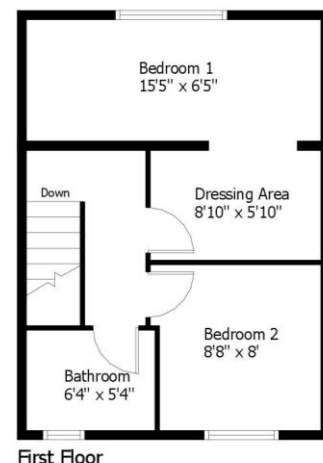
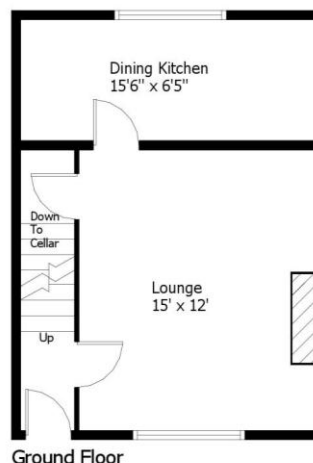
Location

From the centre of Meltham, proceed up Wessenden Head Road where the property will be found on the left just above the Liberal Club.

Additional Information

- Council Tax – Band A (£1,589.58 – 2025/26)
- Tenure – Freehold
- Rights of Way – we are informed that there is an old right of way through the front garden and out through the gate at the rear, however, it appears no-one uses it as there is a public right of way through at the other end of the terrace which is regularly used.
- Utilities:-
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Electricity - mains
 - Heating – gas fired central heating, under floor heating in the kitchen, and a gas fired stove in the lounge.
 - Broadband & Mobile Phone – The ‘Ofcom’ on-line checker shows a range of broadband services, including ‘Ultrafast’, are available in this area and mobile coverage at the property is offered by several providers.

196 Wessenden Head Road, Meltham



This floor plan is for illustrative purposes only and may not be to scale. The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only. No responsibility can be accepted in respect of this information by 'Plan-it Design'

© Floor Plan by 'Plan-it Design'
Unauthorised reproduction prohibited.
planitdesign2017@gmail.com

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.