



15 Kistvaen Gardens, Meltham

A beautifully presented and extremely well maintained 4 bedrooomed detached residence located on this popular residential development on the edge of the Pennine hills. The accommodation briefly comprises hall, ground floor w.c., lounge, dining kitchen, utility room, sun lounge, integral garage, 4 bedrooms (1 with en suite shower room), and family bathroom. Externally, it has a sizeable driveway providing off road parking and access to the garage, a well-manicured front garden, and a delightful enclosed rear garden. The very well regarded Meltham Moor Primary School is just around the corner, and it is within walking distance, or short drive, of the village centre where you will find an array of shops, bars, restaurants, and regular bus service.

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Accommodation:

GROUND FLOOR

The front entrance door opens into:-



Hall 16'1" x 3'0"

Having staircase rising to the first floor with modern glass panels beneath an oak handrail. The hall is laid with quality wood effect flooring, inset ceiling spotlights, and access to a useful under stairs storage cupboard.

W.C. 6'0" x 2'8"

Fitted with a modern white suite comprising a large wash basin with drawer beneath, and a low flush w.c. There are tiled walls, frosted window to the front, and a continuation of the quality wood effect flooring.



Lounge



Lounge

15'4" x 11'3"

A good sized reception room having a modern electric fire set within a lovely marble surround and hearth. There is a square bay window overlooking the front garden.



Dining Kitchen

22'11" x 8'7"

A lovely space for family meals or formal gatherings having ample dining space as well as a sizeable kitchen area. It has been recently refitted with a good range of modern wall, drawer and base units having 'butchers block' effect worktops which incorporate a ceramic sink with mixer tap. Integrated appliances include a 5-ring gas hob with extractor hood over, 2 full size ovens, dishwasher, and there is housing for your fridge/freezer. There is a pull-out tall larder store, cupboard to house your microwave, tiled splashbacks, inset ceiling spotlights, windows overlooking the rear garden, and sliding patio doors take you through into the sun lounge.



Sun Lounge

13'3" x 9'10"

This has very recently been fully refurbished including replacing the old roof panels with a solid roof, 2 skylight windows, and inset spotlights. All the windows have been replaced, and new French doors give access out to the garden.



Utility Room

9'2" x 4'3"

With fitted units to match those in the kitchen and worksurface incorporating a stainless-steel sink with mixer tap. There is space & plumbing for a washing machine, cupboard housing the central heating boiler, tile effect flooring, window to the rear, external door to the side, and door giving direct access into the rear of the garage.

Integral Garage

16'10" x 9'0"

With lighting, power sockets, and water tap.

FIRST FLOOR



Landing

With loft access and linen cupboard.



Bedroom 1

11'2" x 10'1" (to robes)

A good-sized double bedroom fitted with a bank of wardrobes, bedside units, and drawers. It has views to the front towards the Pennine hills.



En Suite Shower Room

6'3" x 6'2"

Fitted with a white suite comprising low flush w.c., wash basin with cupboard beneath, and a shower/steam cubicle with multi-function jets and shower head. Finished with tiled walls, tile effect flooring, extractor fan, inset ceiling spotlights, and a frosted window to the front.



Bedroom 2 **10'2" x 9'1" (to robes)**

This double bedroom is also fitted with a bank of wardrobes and matching dressing table. It enjoys views to the rear.



Bedroom 3 **9'4" x 8'7" (to robes)**

Another double room with fitted wardrobes and dressing table. There are views to the front.



Bedroom 4 **11'9" x 6'11" max**

A small double or generous single with views to the rear.



Bathroom

6'1" x 5'9"

Fitted with a modern white suite comprising a vanity wash basin and concealed cistern w.c. set against a cupboard unit, and a large bath with shower and screen over. There are tiled walls, wipe clean ceiling panels with inset spotlighting and extractor fan, wood effect tiled floor, a ladder style radiator/towel warmer, and a frosted window to the rear.



OUTSIDE

The property is approached over a stone cobbled effect driveway which provides off road parking and leads up to the integral garage. There is a formal front garden which is lawned and has planted borders. You have access to a garden shed down one side of the house, whilst there is gated access down the other side taking you around to the rear garden which has 2 sizeable patio areas, lawn, feature acer tree, and rockery. There is outside lighting and power socket.

Viewing

Strictly by appointment through Wm. Sykes & Son.

Location

From the centre of Meltham, proceed down Station Street to the roundabout at the bottom and bear left up Slaithwaite Road. Follow the road and after a fair distance, turn left onto Birmingham Lane and immediately right into Kistvaen Gardens where No.15 will be found at the far end of the cul-de-sac.

Additional Information

- Council Tax – Band E (£2,914.21 – 2025/26)
- Tenure – Freehold
- Utilities:-
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Electricity - mains
 - Heating – gas fired central heating, and an electric fire 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.

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