



Byre Cottage, 192 Helme Lane, Meltham

A picture-perfect, stone-built, double fronted, semi-detached cottage, which has just completed a full programme of renovation, installation of high-quality fixtures and fittings, solid oak internal doors with bespoke ironmongery and latches, and is now finished with neutral décor throughout. This beautiful home briefly comprises entrance porch, lounge, dining kitchen, 2 double bedrooms and bathroom. It enjoys pleasant views over the surrounding countryside and far beyond towards Thick Hollins and Honley Woods. Externally, there is ample parking, garden to the side of the cottage, then access to a larger garden at the other side of the driveway. It is only a short drive, or steady walk, down into the village where you will find an array of shops and amenities, and for those who enjoy the outdoors, there are plenty of public footpaths over nearby countryside. It is within walking distance of Helme Village School, Helme Church, and a regular bus service.

Holmfirth

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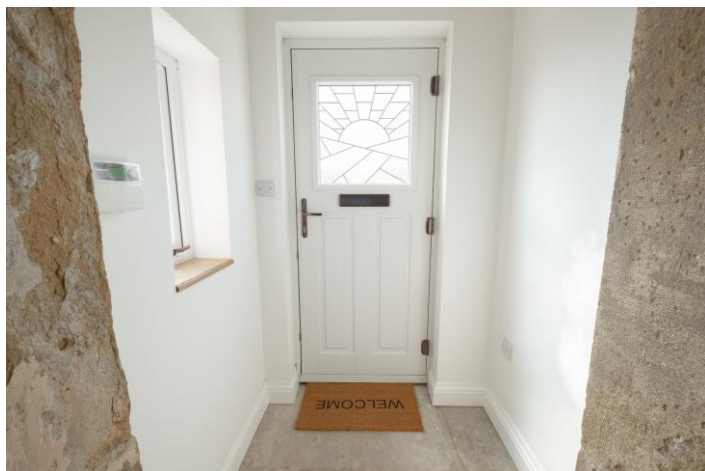
Slaithwaite

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Accommodation:

GROUND FLOOR

The new entrance door opens into:-



Porch **1.35m x 1.35m**
With exposed stone features, stone floor, and a window to the side. A door then leads through into:-



Lounge **4.83m x 3m**
A window with oak sill provides wonderful views to the front, and a cupboard unit houses the electric installations and consumer unit.



Cellar **3.61m x 2.82m**
A vaulted cellar with light and power sockets, flagged floor, stone storage recesses, air vent, and a capped off incoming gas pipe should you ever need a gas supply.



Dining Kitchen

Fitted with a good range of modern wall, drawer and base units with quartz worktops over which incorporate a Belfast sink with mixer tap. Integrated appliances include multi-functioning double ovens, fridge, freezer, slimline dishwasher, and space/plumbing for a washing machine. There is a large 'larder' style cupboard which houses the 'Ecodan' hot water and heating system which is fuelled by an air source heat pump. The kitchen also has a large window with oak sill to the front providing far reaching views, a smaller window to the side, exposed stonework chimney breast, beams, and laminate flooring. There is a staircase rising to the first floor, and door giving access down to a cellar.

4.83m x 4.65m (3.53m min)

FIRST FLOOR



Landing

With a modern glass panel beneath an oak handrail and newel post.



Bedroom 1 **4.85m x 3.05m**

A double bedroom with windows to the front and rear, both with oak sills, offering views towards Thick Hollins Golf Course and Honley Woods to the front, and over the field at the rear. There is access to a loft area which has light and power.



Bedroom 2 **4.83m x 2.39m**

Another double bedroom which also offers those fine views to the front and rear.



Bathroom **2.77m x 1.54m (1.55m min)**

Fitted with a brand new modern white suite comprising bath with dual head shower and screen over, low flush w.c., and a pedestal wash basin with illuminated mirror and shaver socket over. There are seabreeze green coloured Wetwall Alloy panels around the bath/showering area, and above the wash basin, a ladder style radiator/towel warmer, extractor fan, window to the front with frosted lower panel, tile effect flooring, and a further loft access point.

OUTSIDE



Garden

The initial entrance gateway and drive serve both this and the adjoining property (No.194). You then have access to your own concrete driveway to the front of the cottage and a lawned garden to the side of the property which has plant and shrub borders, and this is where you will find the air source heat pump. The vendor advises they have prewired for an EV charging point to the front elevation, should the new owner wish to install one. To the other side of the initial entrance, you will find a larger parking area and sizeable garden which is also lawned, bordered with shrubs, and has dry stone boundary walls.



Garden



Outside



Outside

Viewing

By appointment with Wm. Sykes & Son.

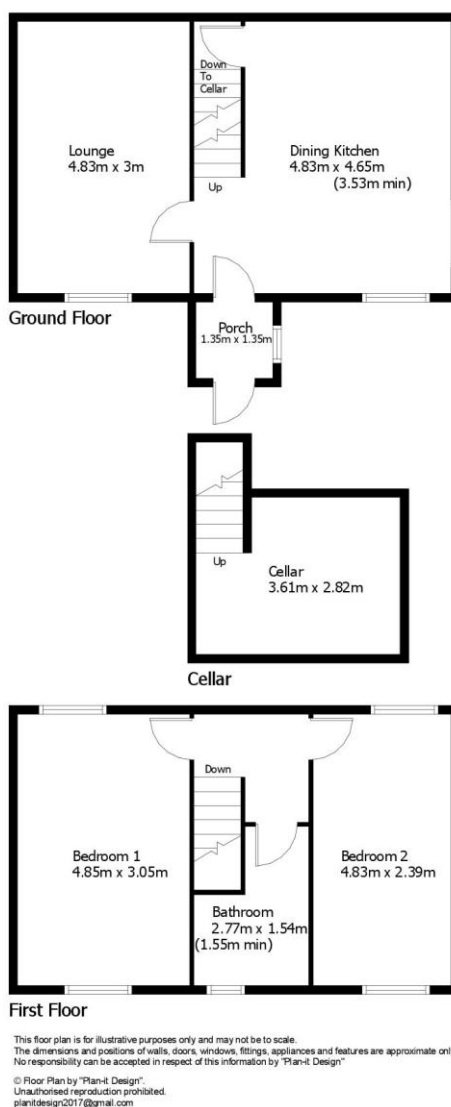
Location

From Morrisons roundabout, head out of Meltham up Slaithwaite Road and then turn right onto Helme Lane. Proceed along passing all the housing, Broadlands Road, the more modern Thomas Rowe Way estate, and then the property will be found on the right overlooking the adjoining fields.

Additional Information

- Council Tax – TBC
- Tenure – Freehold
- EPC Rating - B
- Utilities:-
 - Electricity – mains
 - Water – mains
 - Drainage - mains
 - Gas – Capped off pipe coming into cellar
 - Heating – Under floor heating to the ground floor and radiators to the first floor provided by an air source heat pump and an 'Ecordan' system.
 - Broadband & Mobile Phone – Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

192 Helme Lane, Meltham



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.

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