



2 Thick Hollins Drive, Meltham

Deceptively spacious four-bedroom detached family home with accommodation set over three floors. Located in the popular village of Meltham with local amenities nearby, much admired school catchment area and Meltham playground and park just across the road. The accommodation briefly comprises: entrance hall, WC, dining kitchen, utility, first floor landing, lounge, two bedrooms, bathroom, second floor landing, two further bedrooms and en-suite from the main bedroom. There is a wide driveway to the front and an integral double garage. The rear garden, whilst modest in size is paved for a low maintenance outdoor entertaining space. Internal inspection is recommended to appreciate the size and standard of the accommodation on offer.

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Accommodation

Entrance Hallway

This welcoming and good size entrance hall is accessed by a double-glazed front door, with side glazed panels and stairs rise to the first floor. The hallway has timber style flooring, central heating radiator, side window and doors give access to the WC, dining kitchen and garage. There are inset spotlights to the ceiling.



Dining Kitchen

21' 9" x 13' 8" max

This good size room offers welcoming family space with units to the high and low level, integrated appliances include fridge freezer and dishwasher. There is a freestanding gas Range-Master with filtration hood over and one and a half bowl sink unit as well as inset spotlights to the ceiling, two central heating radiators, a rear and side window and glazed french doors opening to the properties rear garden.

Utility

The utility has units, plumbing for an automatic washing machine, one and a half bowl stainless steel sink unit, extractor fan, window giving a rear aspect, there are inset spotlights to the ceiling, and the utility is home to the property's gas fired central heating boiler.

FIRST FLOOR



Landing

The first-floor landing area has inset spotlights to the ceiling, stairs rise to the second floor and there are front and side aspect windows.



Lounge

Lounge

18' 7" x 18' 4" max

This generous room is located to the front of the property with a bank of windows to the front. There are inset spotlights to the ceiling, a central heating radiator and a further window to the side.



Bedroom 2

13' 8" x 10' 6"

Located to the rear of property with a central heating radiator and rear aspect window.



Bedroom 3

11' 4" x 9'

Also located to the rear with a central heating radiator and rear aspect window.



House Bathroom 9' 1" x 8' 4" max

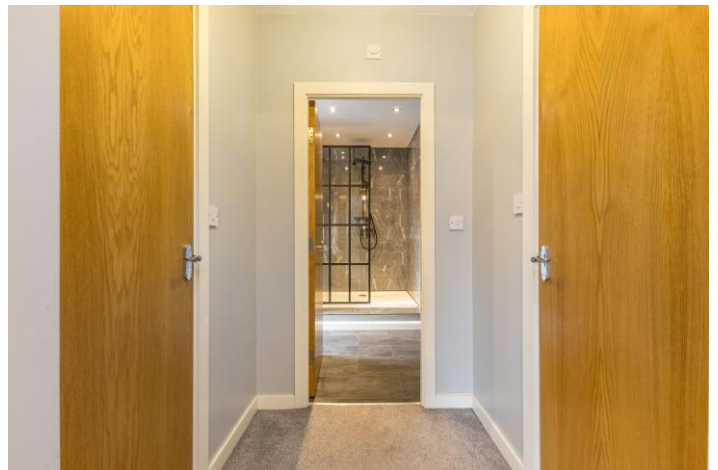
The bathroom comprises of a three-piece suite in white with a low-level flush WC, pedestal hand wash basin and bath with shower attachment. The bathroom has an obscure glazed window, extractor fan, inset spotlights to the ceiling and a central heating radiator.

SECOND FLOOR



Landing

The landing has inset spotlights to the ceiling, under eave storage, solid oak flooring and doors lead off.



Bedroom 1 19' 11" x 15' 10" overall max

Another generous size double bedroom with a side window, two Velux windows, a central heating radiator and access through to the en-suite and wardrobe area. At this point there are deep under eave storage wardrobe areas to the left and the right before opening through to the en-suite. There is a small section that has restricted head height (shaded grey on the plan).

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En-suite 14' 3" x 9' overall max

This spacious area has a sloping ceiling line, a Velux window, vanity basin with storage beneath and to the side, large walking front glazed and tiled shower area and a low-level flush WC. The room has a central heating radiator and inset spotlights to the ceiling.



Bedroom 4 7' 5" x 7' 5"

This compact room is currently used as a child's bedroom, has a Velux window and central heating radiator.

Double Garage 18' 7" x 18' 4" max

The garage has an electric up and over door and offers good storage space as well as the obvious space for a car.



OUTSIDE

To the front of the property is a tarmac drive area offering off-road parking for potentially two vehicles, there is an EV charging point and access can be gained to either side of the property to the rear. Over the front door is an open sided porch, there is external lighting and high walls to two sides.



Rear Garden

The rear garden in the main is paved with wall and fence boundaries. Whilst the rear garden is modest in size, the location of the house is across from Meltham play ground and park.

Additional Information

The property is Freehold, Energy rating 77 (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 with a range of suppliers.

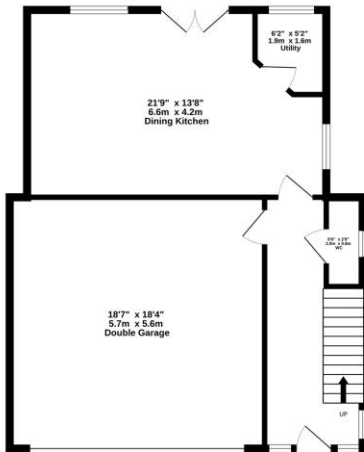
Viewing

By appointment with Wm Sykes & Son.

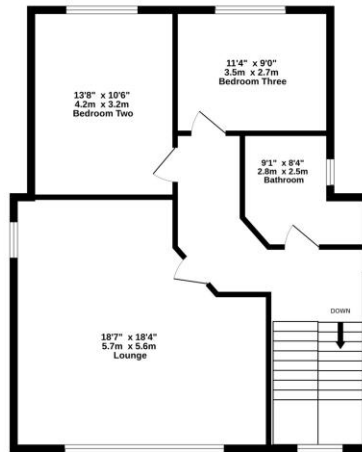
Directions

From Meltham centre leave the village on the Holmfirth Road and after the primary school turn left down Mill Bank Road. Proceed down until the junction and turn right onto Meltham Mills Road and then immediately right up Acre Lane. Thick Hollins Drive is on the left and the property is the first on the right backing onto Acre Lane.

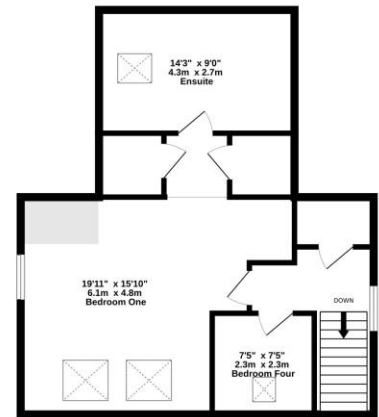
GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



2ND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 2142 sq.ft. (199.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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