



27 Wetlands Road, Meltham

Enjoying a popular residential location, this stone built mid terraced house must be viewed internally to appreciate the size and character of accommodation. It comprises: entrance hall, lounge, breakfast kitchen, landing, 3 bedrooms and bathroom. It benefits from a gas central heating system and uPVC double glazed windows and whilst it has undergone modernisation it would benefit from some further renovation and updating of fixtures and fittings. Externally, there is a pleasant enclosed garden at the rear which has been attractively landscaped.

Holmfirth

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Slaithwaite

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Accommodation:

GROUND FLOOR

Entrance Hall

With composite entrance door, laminated flooring, stairs to the first floor and central heating radiator.



Lounge 15' x 14'9"

With window to the front, chimney breast with stone lintel and hearth, built in cupboards and drawers to one side, part panelled walls, coved ceiling and central heating radiator.

Lobby

With door leading into the cellar.



Kitchen **17'9" x 8'11"**

With fitted base units and wall cupboards with laminated worksurfaces, breakfast bar, 1 1/2 bowl sink with mixer tap, integrated oven and electric hob with extractor, plumbing for washing machine, window and door to the rear, central heating radiator.

Cellar **17'11" x 5'11" overall**

Stairs lead down to the cellar and coal cellar.

FIRST FLOOR



Landing

With loft access hatch.



Bedroom 1



Bedroom 1 15' x 10'3" (11'4" max)

A double bedroom with window to front, chimney breast with cast iron fireplace and central heating radiator. Note that there is historic water damage to the ceiling.



Bedroom 2 11'4" x 8'10"

With window to the rear, fitted wardrobes and central heating radiator.



Bedroom 3 7'2" x 6' min (9'11" max)

A single bedroom with window to the front, part panelled walls and central heating radiator. Note that the dimensions include bulkhead.



Shower Room 6'5" x 5'11" (8'11" max)

With low flush wc, wash stand with washbasin, recessed shower enclosure, inset spotlights to the ceiling, obscure glazed window to the rear and extractor.



OUTSIDE

There is a pleasant enclosed garden at the rear of the house which has been attractively landscaped.

Additional Information

The property is Freehold; Energy rating 70 (Band C); Council tax band A.

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.

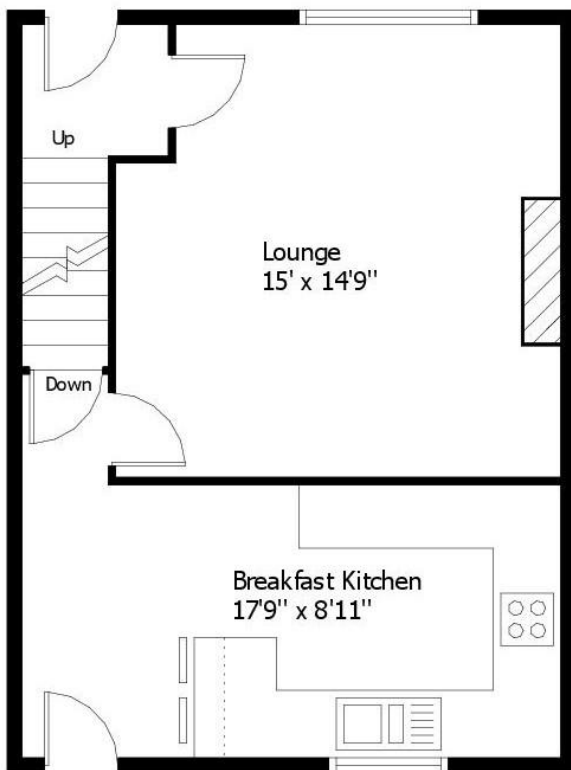
Viewing

By appointment with Wm Sykes & Son.

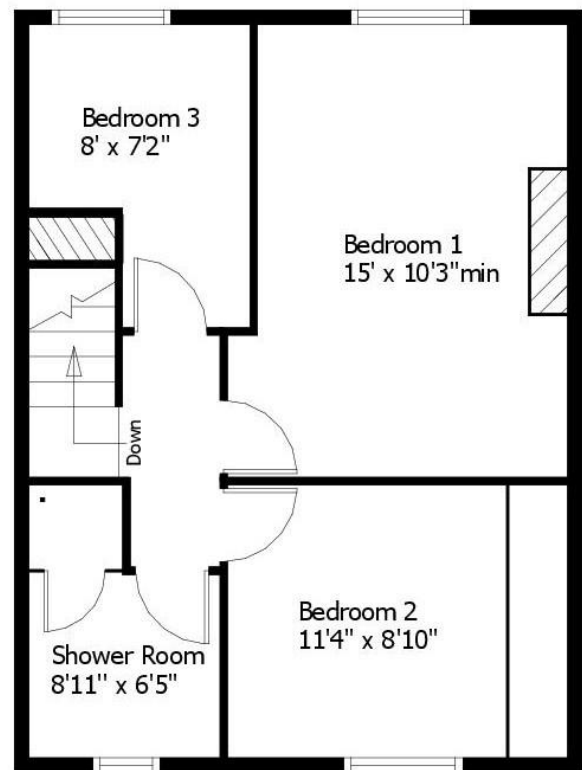
Location

From the centre of Meltham head along Holmfirth Road (B6107) towards Meltham C of E School. Turn right opposite the School Gates onto Wetlands Road and the property will be found on the left hand side.

27 Wetlands Road, Meltham



Ground Floor



First Floor

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"

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