



32 Red Lane, Meltham

Located in the popular village of Meltham, with its many and varied local amenities and well-regarded local schools is this three-bedroom semi-detached family home. The kitchen has been extended to the rear and also offers a sun lounge and ground floor WC. Offered for sale with no upper chain, this keenly priced property offers scope to create an appealing family home with a good-sized rear garden and with a garage/shed to the rear. The accommodation briefly comprises: entrance vestibule, lounge, dining room, sun lounge, breakfast kitchen, WC, first floor landing, three bedrooms and bathroom. Early viewing is recommended to fully appreciate all that is on offer here.

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Accommodation

GROUND FLOOR



Entrance Vestibule

Access is gained via a double-glazed door and stairs rise to the first-floor landing. Here there is a central heating radiator, and a door gives access to the property's lounge.



Lounge

Lounge

14' 3" x 13' 9" max

This good-sized living space has a stone set fireplace with a raised conglomerate marble hearth. We are informed that there was a gas fire here and therefore we understand there is a gas pipe to supply a gas fire if the new owners so wish to do so. The lounge has a bow window offering pleasant outlook over the property's front garden and views beyond. There is a central heating radiator.



Dining Room

9' 5" x 8' 1"

Access is gained from the lounge via twin bi-folding doors and further half glazed doors open to the property's sun lounge. The dining room has a central heating radiator.



Sun Lounge

9' x 6' 9"

French doors giving access to the property's rear garden and to the side the glazing is obscure. The sun lounge is a nice addition to the property's living space and embraces the garden.



Breakfast Kitchen

19' 5" x 8' 5" overall max

The property has been extended in the past to expand the kitchen space and now offers a pleasant breakfast kitchen type environment with an archway separating the two. The kitchen has units to the high and low level with a one and a half bowl stainless steel sink unit with mixer tap over. There is an electric oven point, plumbing for an automatic washing machine and double-glazed windows to the side and the rear offering a high degree of natural light. In the breakfast area there is central heating radiator and further built units offering additional storage and the room is home to the property's gas fired central heating boiler. Here there is a double-glazed external access door giving access to the side of the property.



WC

The WC has been added at some point in the past offering a convenient addition to the property and comprises of a hand wash basin and low-level flush WC. Here there is a wall mounted electric heater.

FIRST FLOOR

Landing

The landing is home to the property's loft access point; there is an obscure double-glazed window and an over stairs storage cupboard. Doors lead off.



Bedroom 1 **13' x 9' 11" max**
The bedroom is located to the front of the property with particularly impressive far reaching views courtesy of the bedrooms double-glazed window, there is a central heating radiator and an array of built-in wardrobes.



Bedroom 3 **7' 10" x 6' 7"**
Also located to the rear, there is a window offering views similar to that of bedroom two and there is a central heating radiator.



Bedroom 2 **10' 8" x 8' 8"**
Located to the rear with views over the property's rear garden and beyond, courtesy of the double-glazed window. There is a central heating radiator.



Bathroom **6' 6" x 5' 5"**
Comprising of a three-piece suite including low-level flush WC, pedestal hand wash basin and separate shower cubicle. The room has relevant tiled splashback and tiled to ceiling height around the shower area. There is an obscure double-glazed window and a central heating radiator.

OUTSIDE

Front Garden

To the front of the property, a path leads from Red Lane to the front door and straight down the side of the property. The front garden in the main is paved with inset and side beds with established planting and a wall and fence boundary to the front and the side. As the path runs down the side this gives access to the property's side access door, a gate through to the side and a further gate through to the property's rear garden.



Rear Garden

The rear garden is surprisingly spacious with an array of established planting and inset beds, there is a pond and a pathway leads through the garden to the greenhouse. Further paving to the gate which gives access to the property's rear garage/shed.

The garage has been changed at some point in the past where the garage door has been removed and a brick wall has been set with a single access door. There is scope to change this back to a garage. There is a small hardstanding area in front of the garage/shed with metal gates.

Additional Information

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

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.

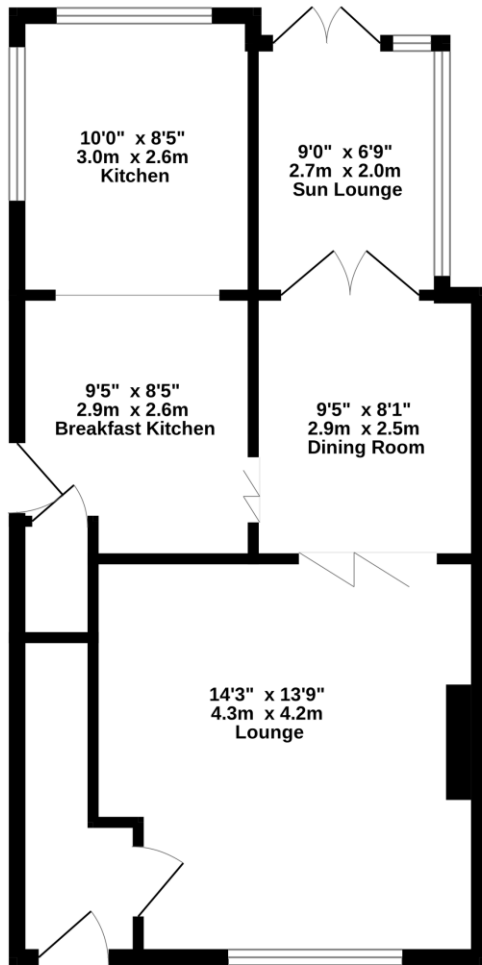
Viewing

By appointment with Wm Sykes & Son.

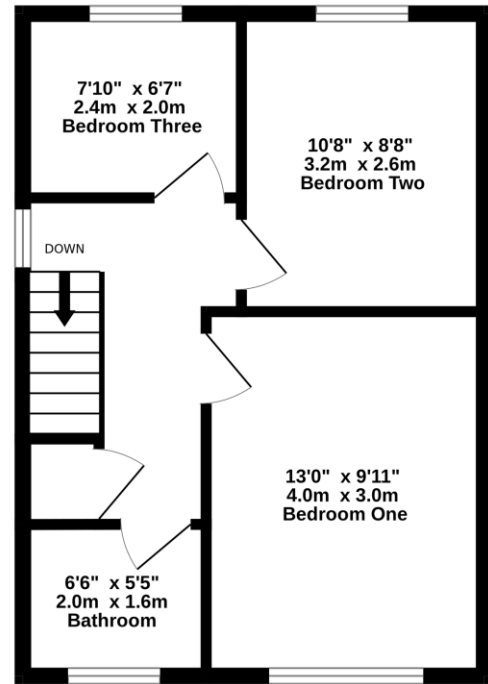
Directions

With Morrison's supermarket on your right proceed up Slaithwaite Road. After a few hundred yards turn left onto Red Lane and no. 32 can be found on the right-hand side.

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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