



18 Pavilion Way, Meltham

This well maintained and immaculately presented semi-detached home is located on this popular residential development with easy access to some lovely countryside walks almost from your doorstep. Although marketed as a 2 bedroomed home, it has been changed from its original 3 bed layout opening up the second bedroom to what is now a spacious and well fitted dressing room, but if you prefer, it can easily be changed back to its original 3 bedroomed format. It has been occupied by the same owner since it was built in the late 1990s and they added a small extension to the front to create a bigger entrance hall and downstairs w.c. Externally, there is a block paved area to the front with planted borders, a block paved driveway to the side providing off road parking for 2/3 cars, detached garage, and a sizeable mainly paved rear garden for ease of maintenance. 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.

Holmfirth

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Slaithwaite

Britannia Mill, Britannia Road,
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Accommodation:

GROUND FLOOR

The front entrance door opens into:-



Hall

A spacious entrance hall with inset ceiling spotlights and staircase rising to the first floor.



W.C.

5'11" x 3'11"

Nicely fitted with a concealed cistern w.c. and wash basin set into a vanity unit and a bank of matching cupboards on the opposite wall. It has tiled walls, tiled floor, frosted window to the front, extractor fan, and inset ceiling spotlights.



Lounge

13'8" x 12'11" (14'10" into bay)

Featuring a living flame gas fire with granite hearth and back and a timber surround. This good sized room has a bay window to the front.



Conservatory

10'9" x 8'5"

A good sized space with windows overlooking the rear garden and French doors take you out. It is finished with a tiled floor.



Dining Kitchen

Fitted with a range of modern wall, drawer and base units and ample worktops which incorporate a 1½ bowl stainless steel sink with mixer tap. Integrated appliances include a ceramic hob with extractor hood over, double gas oven/grill, dishwasher, fridge, and tumble dryer. There is space and plumbing for a washing machine, cupboard housing the central heating boiler, tiled splashbacks, tiled floor, under stairs storage cupboard, window to the rear, French doors to the conservatory, inset ceiling spotlights, and a wall mounted internal button to operate the electric garage door.

16'2" x 10'9"

FIRST FLOOR



Landing

With loft access and inset ceiling spotlights.



Bedroom 1

13' x 8'9"

A sizeable double bedroom with 2 windows to the front, floor to ceiling fitted wardrobes, and inset ceiling spotlights.



Bedroom 2

9'4" x 9' (Dressing Room 7'3" x 4'9")

Another double bedroom with window to the rear, and a large opening through into the former 3rd bedroom which is now fitted out as a dressing room with banks of floor to ceiling wardrobes, drawers, window to the rear, and inset ceiling spotlights. The original door out onto the landing is still in situ making it easier to convert it back to a 3rd bedroom should you wish to do so.



Bathroom 6'10" x 5'10"

An impeccably maintained bathroom fitted with a white suite comprising bath with shower and screen over, low flush w.c., and wash basin with cupboard beneath. There is a frosted window to the side, tiled walls, tile floor, inset ceiling spotlights, extractor fan, and a ladder style radiator/towel warmer.



OUTSIDE

Externally, there is a block paved area to the front with planted borders, a block paved driveway to the side providing off road parking for 2/3 cars, detached garage with electric door, and a sizeable mainly paved rear garden with garden shed, and timber fenced boundary. There is a gate within the rear fence giving you access out to a steeply sloping banking which is also included in the sale.

Viewing

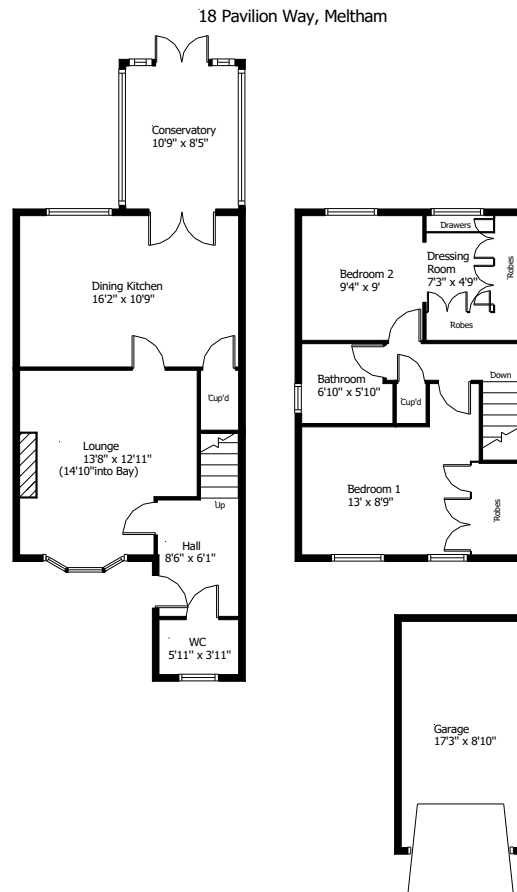
Strictly by appointment through Wm. Sykes & Son.

Location

From the centre of Meltham, proceed down Station Street to the second roundabout and turn right up Mean Lane. Continue up the hill and take the next right turn onto Pavilion Way and the property will shortly be found on the right.

Additional Information

- Council Tax – Band C
- Tenure – Freehold
- EPC - TBC
- The sale is subject to Grant of Probate which has already been applied for.
- Utilities:-
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Electricity - mains
 - Heating – gas fired central heating, and a gas fire in the lounge.
 - Broadband & Mobile Phone – Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoor and in-home with a range of suppliers.



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.
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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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