



## 64 Acre Lane, Meltham

Enjoying a pleasant position within an exclusive cul-de-sac, this superb modern detached house offers well-presented accommodation which must be viewed internally to be appreciated. The accommodation comprises: entrance hall, downstairs wc, lounge, dining kitchen, living / garden room, utility, integral garage, landing, 4 bedrooms, bathroom and en-suite. It has the benefit of a gas central heating system, double glazed windows and attractive fittings throughout. Externally, there is parking in front of the house for 3 or 4 vehicles and an attractive enclosed garden to the rear with lawn, seating areas, outside bar and garden room.

### Holmfirth

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### Slaithwaite

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**Accommodation:**

**GROUND FLOOR**



**Entrance Hall**

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



**Downstairs WC**

**6'7" x 2'7"**

With low flush wc, vanity washbasin, heated towel rail and obscure glazed window to the front.



**Lounge**

**17' (19'7" max) x 12'1" (10'9" min)**

With bay window to the front, wooden flooring, feature fireplace with stone hearth and log burning stove, central heating radiator. Wooden sliding doors give access to the dining kitchen.



### Dining Kitchen

A good sized living / dining kitchen with glazed sliding door to the rear garden. It features a good range of base units and wall cupboards with laminated worksurfaces, 1 1/2 bowl sink unit with mixer tap, integrated oven, 4 ring gas hob with extractor, microwave, large integrated fridge and dishwasher. There are additional windows to the rear, inset spotlights to the ceiling and a tall column radiator.



19'3" x 12'1"



**Living / Garden Room**

A flexible space which could be utilised as a study or playroom, opening into the garden room which has windows and glazed double doors to the rear garden. It has 2 tall column radiators and wooden flooring.

**20'7" x 8'4" overall**



**Utility Room** **8'4" x 3'7"**

With fitted units incorporating a stainless steel sink unit with mixer tap, plumbing for washing machine, central heating boiler, obscure glazed window to the side and door into the garage.

**Garage** **17'10" x 8'3"**

With up and over door to the front, electric light and power supply.

**FIRST FLOOR**



**Landing**

With built in airing cupboard, window over the stairs and recessed cupboard housing the hot water cylinder.



**Bedroom 1** **12'9" x 11'1"**

A double bedroom with windows to the front, fitted wardrobes with sliding doors, central heating radiator.



**En-suite** **9'2" x 3'5"**

With three piece suite in white comprising low flush wc, vanity washbasin and shower enclosure, partly tiled and panelled walls, obscure glazed window to the side, heated towel rail and extractor.



### Bedroom 4

8'7" x 6'7"

A single bedroom with window to the rear enjoying the views and central heating radiator.



### Bedroom 2

12'8" x 10'5" (6'2" min)

Another double bedroom with windows to the rear enjoying the views and central heating radiator.



### Bathroom

6'6" x 6'

With low flush wc, wall hung washbasin and bath with shower over, obscure glazed window to the side, partly tiled walls, extractor and heated towel rail.



### Bedroom 3

10'11" x 9'10"

Again, a double bedroom with windows to the front and central heating radiator.

## OUTSIDE

In front of the house there is a tarmac and gravelled driveway with space for 3-4 vehicles and access to the integral garage.



### Rear Garden

To the rear of the house there is a pleasant enclosed garden with paved seating area, lawn planted borders and garden shed. There is also a wooden outside bar and garden room (ideal for housing a hot tub) with electric.

### Additional Information

The property is Freehold; Energy rating TBC; Council tax band E.

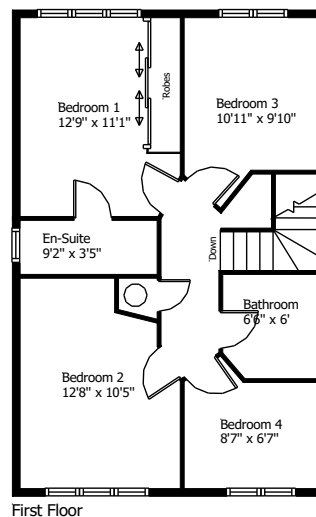
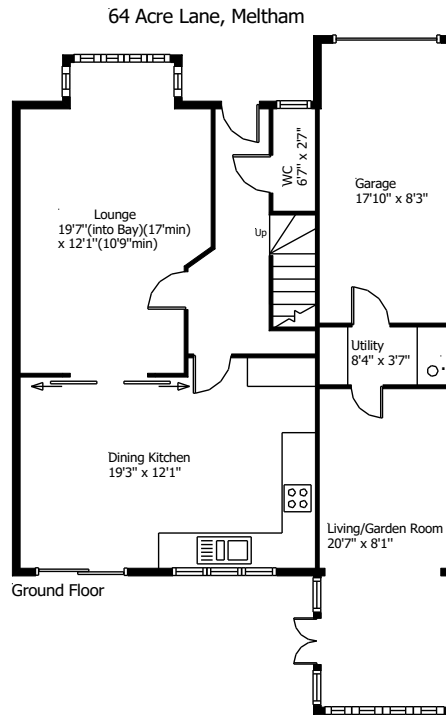
Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

## Viewing

By appointment with Wm Sykes & Son.

## Location

Take the Greenfield Road out of Holmfirth and after approximately 2 miles turn right by the Ford Inn public house down Thick Hollins Road. Turn right just after the Golf course down Acre Lane. The property is to be found within a small cul-de-sac on the left hand side.



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