



53 Howard Way, Meltham

This well maintained and immaculately presented 3 bedroomed detached home is located within the well regarded Durker Roods development tucked away at the head of a cul-de-sac. The property benefits from having been extended at ground floor level at some point and has recently been fully modernised creating a fabulous ready to move into family home. Externally, there is a small garden to the front, a block paved driveway and garage to the side, and a delightful garden to the rear. It has easy access through to Meltham C of E Infant & Primary School and is just a short walk on to the village centre where you will find a range of shops, cafes, bars, restaurants, and a regular bus service.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation:

GROUND FLOOR

The front entrance door opens into:-



Hall

A welcoming entrance hall with window to the side, wood effect flooring, and staircase rising to the first floor with a very useful under stairs storage cupboard.



W.C.

5'4" x 2'5"

Nicely fitted with a modern white suite comprising a low flush w.c. and wash basin with cupboard beneath. There is a cupboard housing the central heating boiler, and it has a tiled floor.



Lounge



Lounge

19'10" x 11'7" (8'6" min)

A lovely reception room having a window to the front, an electric fire set in a modern surround with granite hearth and back, and there are French doors leading through into the dining kitchen.



Dining Kitchen





Dining Kitchen

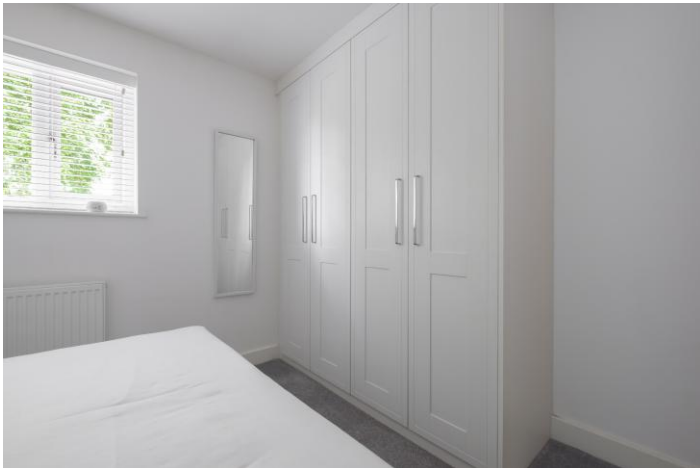
Having been extended, this is now a lovely social space. It is fitted with a run of modern wall, drawer and base units complemented by butchers block worktops which incorporate a 1½ bowl stainless steel sink with mixer tap. Integrated appliances include a dishwasher, washing machine, induction hob with extractor hood over, electric oven, and a fridge/freezer. There is space for a dining table, and an area which is currently used as a very pleasant sitting area. It has quality wood effect flooring, 2 velux roof windows, and a window and external door to the rear.

17'10" x 14'4" (8'10" min)

FIRST FLOOR

Landing

With loft access.



Bedroom 1 **11'4" x 8'7"**

A double bedroom having fitted floor to ceiling wardrobes, and views over the rear garden and school beyond.



Bedroom 2 **11' x 8'3"**

Another double bedroom with window to the front.



Bedroom 3 **8' x 6'**

This single bedroom has a bulk head storage cupboard, and window to the front.



Bathroom **8'4" x 6'3"**

Fitted with a modern white suite comprising a panelled bath with central mixer tap, low flush w.c., wash hand basin, and a shower cubicle with dual head mains shower over. There is a frosted window to the rear, extractor fan, a modern ladder style radiator/towel warmer, mainly tiled walls, and tiled floor.



OUTSIDE



OUTSIDE

To the front, you will find a small rockery with a selection of plants, block paved driveway to the side leading on to a detached single garage, and a delightful rear garden which has a sizeable lawn with nicely planted borders, newly laid patio areas ideal for sitting out and eating al fresco, and there is external lighting and water tap.

Viewing

Strictly by appointment through Wm. Sykes & Son.

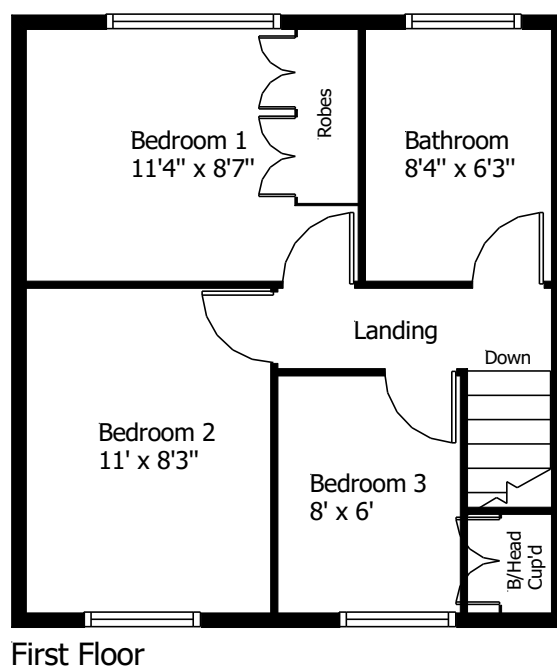
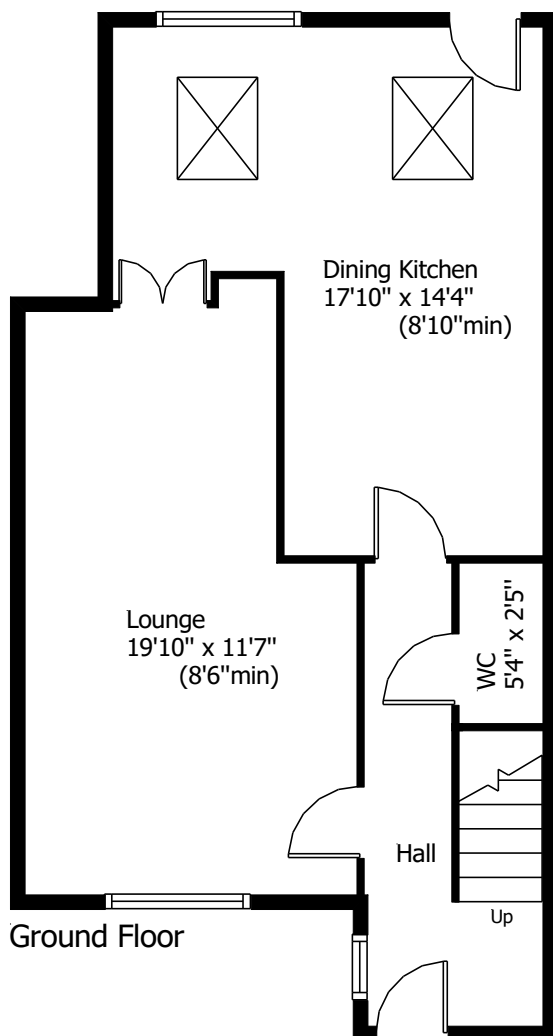
Location

From the centre of Meltham, turn down Huddersfield Road passing the Co-op on the right. Follow the road down and turn right onto Bishops Way just before Green Acres Nursing Home. Follow the road up and round passing Durker Roods Hotel on the left. Take the second left thereafter onto Howard Way, turn right at the "T" junction and No.53 will be found on the left at the end of the cul-de-sac.

Additional Information

- Council Tax – Band D
- Tenure – Freehold
- EPC – Rated C
- Utilities:-
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Electricity - mains
 - Heating – gas fired central heating, and an electric fire in the lounge.
 - Broadband & Mobile Phone – Our online checks show that Ultrafast Fibre (FTTP) broadband, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

53 Howard Way, Meltham



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"

© Floor Plan by "Plan-it Design".
Unauthorised reproduction prohibited.
planitdesign2017@gmail.com

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.