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20 Meltham Grange, Holmfirth, HD9 5AT

Offers Over £425,000

* SOLD S.T.C* **BY ADM RESIDENTIAL** *NO CHAIN* *OFFERS IN EXCESS* LOCATION SET WITHIN THIS HIGHLY DESIRABLE AREA OF MELTHAM OF HOLMFIRTH. Offered for sale is this beautifully presented * A STUNNING EXECUTIVE DETACHED RESIDENCE* boasting *FOUR DOUBLE BEDROOMS* with the primary bedroom benefitting from en-suite facilities. Offering easy access to the local communities of Meltham, Holmfirth, amazing countryside walks, yet perfectly positioned for well regarded schools and local amenities. This spacious family accommodation is set over two floors, boasting gas central heating with double glazing and security alarm system. Briefly comprises of: Entrance composite door leads to a reception hallway, spacious lounge with bay window and French doors opening onto the contemporary extended dining kitchen. There is also a separate downstairs w/c, utility room situated off the dining area with access to the integrated garage. Staircase rises to the first floor landing with access to a loft, offering a primary bedroom with en suite facilities, a modern house bathroom and a further three good sized double bedrooms. Externally, the property offers a tarmac driveway to the front aspect providing off road parking and laid to lawn garden, to the rear is a private, mainly laid to lawn garden with paved patio area - perfect for outdoor activities. Ideally suitable for a variety of buyers this property must be viewed to appreciate the accommodation on offer! Telephone ADM Residential on now! *VIRTUAL VIEWING AVAILABLE SOON* EPC RATED "B"

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
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The Property Ombudsman

ENTRANCE DOOR

Dual colour, composite entrance door with twin uPVC opaque glass panels leads to:

RECEPTION HALLWAY 16'4 x 6'6 (4.98m x 1.98m)



Welcoming reception hallway with staircase rising to the first floor landing. Finished with an alarm system, inset ceiling spotlighting, wall mounted double panelled gas central heated radiator and solid Oak doors leading to:

SEPARATE CLOAKS ROOM/W.C 6' x 3' (1.83m x 0.91m)



Partly tiled, modern separate cloaks room featuring a two piece suite in white with chrome effect fittings, comprising of: corner hand wash vanity unit and low level flush w/c. Finished with inset ceiling spotlighting, wall mounted chrome heated towel rail and tiled flooring:

LOUNGE 19'3 x 11'3 (5.87m x 3.43m)





Fantastic sized, neutrally decorated lounge with uPVC double glazed bay window overlooking the front aspect, allowing an abundance of natural light to fill the room. Finished with T.V point, telephone point and wall mounted double panelled gas central heated radiator. French doors leads to the dining kitchen:

EXTENDED DINING KITCHEN 22'2 x 15'9 (6.76m x 4.80m)

Being the heart of the home is this extended, contemporary dining kitchen with uPVC double glazed window to the rear, twin aspect windows to the side elevations as well as uPVC dual colour bi-folding doors leading out onto the rear garden:

KITCHEN AREA





Modern fitted kitchen with uPVC double glazed window overlooking the rear garden. Featuring a matching range of base and wall mounted units with breakfast bar in High Gloss cashmere with wood effect laminate working surfaces, inset stainless steel 1 and a half bowl sink unit with drainer and mixer tap. Integrated electric double oven and grill with separate four ring induction hob, stainless steel splash back and matching extractor hood over. Additionally, there is an integral fridge freezer, dishwasher and wine cooler. Finished with inset ceiling spotlights, wall mounted double panelled gas central heated radiator and wood effect vinyl flooring:

DINING AREA




Spacious dining area with uPVC twin aspect double glazed windows to the side elevations and uPVC dual colour bi-folding doors leading out onto the rear garden. Offering ample space for entertaining guests and finished with wall mounted double panelled gas central heated radiator and wood effect vinyl flooring. Door leads to:

UTILITY ROOM 8'3 x 6'1 (2.51m x 1.85m)




Useful utility room with uPVC door with twin double glazed glass panels leading out onto the rear garden. Featuring a matching range of base and wall mounted units in High Gloss cream with wood effect laminate working surfaces, inset stainless steel sink unit with drainer and mixer tap. Offering plumbing for an automatic washing machine and under counter space for a condenser dryer, finished with wall mounted double panelled gas central heated radiator and wood effect vinyl flooring:

TO THE FIRST FLOOR LANDING




Staircase rises to the first floor landing, with access to the loft via a hatch, a useful storage cupboard and solid Oak doors leading to all rooms:

HOUSE BATHROOM 8'10 x 8'6 (2.69m x 2.59m)




Modern, partly tiled house bathroom with uPVC double glazed opaque window set to the rear aspect. Featuring a four piece suite in white with chrome effect fittings, comprising of: panelled bath with mixer tap, walk-in shower cubicle with mains fitted shower unit, waterfall shower-head over and glass door, hand wash vanity basin and low level flush w/c. Finished with inset ceiling spotlighting, wall mounted chrome heated towel rail and tiled flooring:

PRIMARY BEDROOM 15'7 x 13'6 (4.75m x 4.11m)



Spacious primary bedroom with uPVC double glazed window overlooking the front aspect. Boasting built-in wardrobes and en-suite facilities, finished with wall mounted double panelled gas central heated radiator:

EN-SUITE 8'1 x 5'8 (2.46m x 1.73m)



Partly tiled, modern en-suite shower room with wall mounted extractor fan. Featuring a three piece suite in white with chrome effect fittings, comprising of: double walk-in shower cubicle with mains fitted shower oven and glass sliding doors, hand wash vanity basin and low level flush w/c. Finished with inset ceiling spotlights, wall mounted chrome heated towel rail and tiled flooring:

BEDROOM TWO 13'3 x 12'6 (4.04m x 3.81m)





Generously sized, second double bedroom with twin aspect uPVC double glazed windows overlooking the front elevation. Finished with wall mounted double panelled gas central heated radiator:

BEDROOM THREE 12'9 x 9'4 (3.89m x 2.84m)





Third double bedroom with uPVC double glazed window overlooking the rear garden. Finished with wall mounted double panelled gas central heated radiator:

BEDROOM FOUR 10'2 x 8'2 (3.10m x 2.49m)





Fourth double bedroom with uPVC double glazed window overlooking the rear garden, used by the current owners as a home office/study. Finished with wall mounted double panelled gas central heated radiator:

EXTERNALLY







Externally the property boasts ample off road parking to the front aspect for two vehicles via tarmac drive leading to an integral garage. There is also a laid to lawn garden with mature shrub and flower borders. A paved path leads to the side aspect providing access to the private rear garden, boasting a paved patio area as well as a generously sized laid to lawn garden - an ideal space for enjoying the summer months outdoors. Finished with mature shrubs and flower borders, fenced and wall boundaries.
Please note: Groundskeeping charge of £150.00 per year.

GARAGE 19'8 x 9'10 (5.99m x 3.00m)

Integral garage with up and over door, power and light. Finished with an internal door leading into the utility room:

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Meltham C of E Primary School, Meltham Moor Primary School, Meltham Community Pre-School, Helme CE Academy, Netherthong Primary School

Located just a short walk from the centre of Meltham, a semi rural village in the foothills of the Pennines and on the edge of the Peak District National Park, this property is in a prime location and offers outstanding living accommodation. With easy access to the towns and cities of Greater Manchester, West and South Yorkshire and great local amenities and schools on the doorstep this property offers everything a family could want from a new home.

Council Tax Bands

The council Tax Banding is "E"
Please check the monthly amount on the Kirklees Council Tax Website.

Stamp Duty

Stamp Duty thresholds, raised during the September 2022 mini-budget, are set to revert to their previous levels on 1 April 2025. Currently, home-movers pay no Stamp Duty on properties up to £250,000, and first-time buyers get relief on homes up to £425,000.
Home-movers will pay no stamp duty on properties up to £125,000, with 2% due on the next £125,000, and the first-time buyer threshold will drop to £300,000, with no first-time buyer relief on purchases above £500,000.
If your property transaction completes after 31 March 2025, they could incur additional Stamp Duty cost.

Tenure

This property is Freehold.

EPC LINK

https://find-energy-certificate.service.gov.uk/energy-certificate/8821-7332-6629-4818-1996

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:
Tel- or our office mobile on Mobile Number
Email - sales@admresidential.co.uk

BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of
way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.
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Further Photos

A selection of extra photos

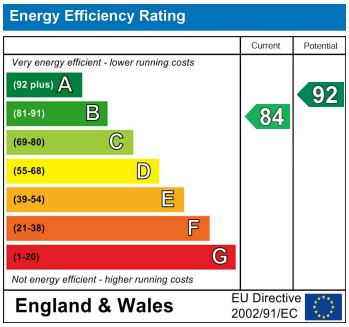


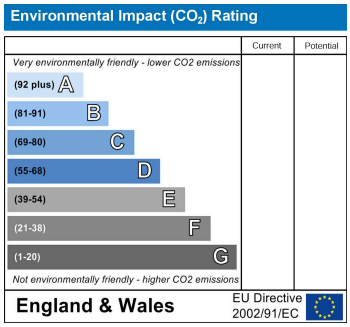






Energy Efficiency Graph





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