



cornerstone  
ESTATE AGENTS

Weavers Court  
Meltham, Holmfirth



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Offers Over £199,000

TUCKED AWAY, CORNERSTONE ARE PLEASED TO BE ABLE TO MARKET THIS TWO/THREE BEDROOM TERRACE HOME. WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES, THE PROPERTY STILL ENJOYS A SEMI-RURAL ASPECT HAVING WOODLAND ASPECT TO THE REAR WITH THE FEINT SOUND OF TRICKLING STREAM CLOSE BY.

Internally a layout briefly comprises lounge, kitchen and garden room on the ground floor with then two/three bedrooms and house bathroom on the first floor. Externally there is off road parking for two vehicles, and a low maintenance paved garden to the rear. Viewings are essential to appreciate the position of this home.

**GROUND FLOOR** Entering the property through partial glazed front door, the entrance hall sets the standard. Decorated in neutral tones, doors open into the kitchen, downstairs WC and lounge. The garden room makes the most of the pleasant gardens which back onto a wooded area with running stream. Concluding the ground floor description, there is also a modern newly installed downstairs WC off the hallway having WC itself and hand wash basin.



**KITCHEN** 8' 06" x 7' 01" (2.59m x 2.16m) Into the kitchen positioned to the front of the property, a range of both high and low units decorate the walls with then a complimenting surface completing the look. Well appointed- integrated appliances include oven, hob and extractor as well as free standing washing machine also

**LOUNGE** 15' 0" (reducing to 8' 10") x 14' 03" (reducing to 11' 01") (4.57m x 4.34m) approx Back into the hallway and through into the lounge, again finished in pleasant tones and freshly carpeted, a feature fire lends itself to a focal point. A cupboard door opens to reveal large under stairs store and then sliding French doors reveal the garden room.

**FIRST FLOOR** Arriving on the first floor, firstly moving into master bedroom located to the rear, this nicely finished room has had an opening created into the third bedroom for a more luxurious space. This could quite easily be separated to allow the third bedroom to be once again a self-contained, single bedroom. The second bedroom is positioned to the front and is a good size double.

The house bathroom concludes the first-floor description having been newly fitted with three-piece suite including standalone shower, w.c. and hand wash basin. This room has been recently tiled for ease of maintenance.

**MASTER BEDROOM** 13' 05" x 8' 01" (4.09m x 2.46m)

**BEDROOM TWO** 9' 11" x 7' 05" (3.02m x 2.26m)

**OUTSIDE** Two off-road parking spaces can be found to the front of the property with then small garden dressed with small shrubs and bushes creating good kerb appeal. Exiting via the conservatory to the rear, the rear garden is a good size and is relatively low maintenance being majority paved. The grey stone flagging is only a year old and still in very good condition. Backing onto a wooded area the garden has a very private feel and the feint trickle of a stream can be heard.

**WHAT3WORDS** ///acrobats.hikes.improving

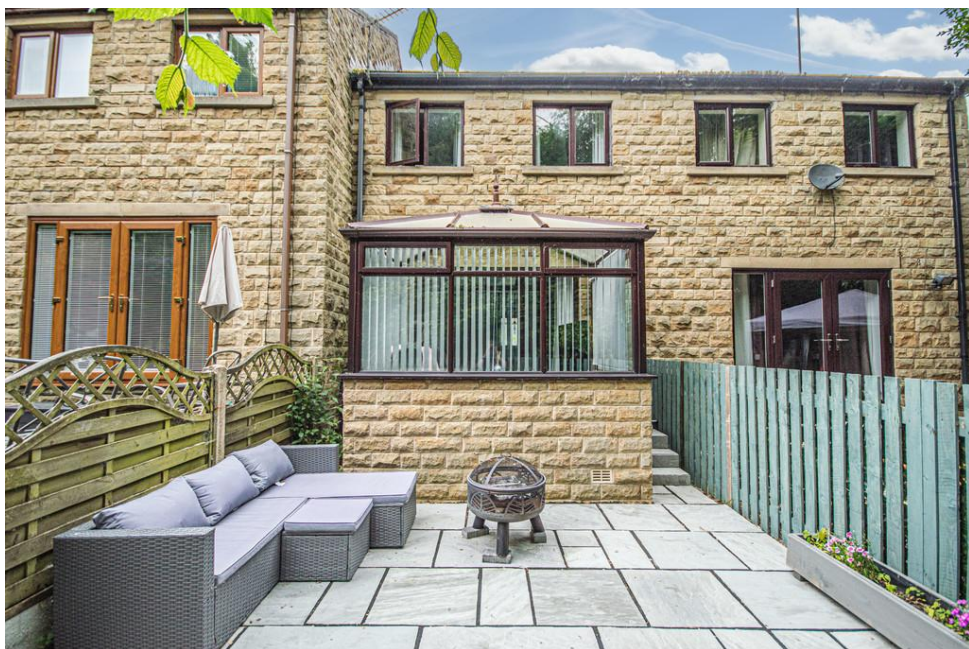
### **AGENT NOTES**

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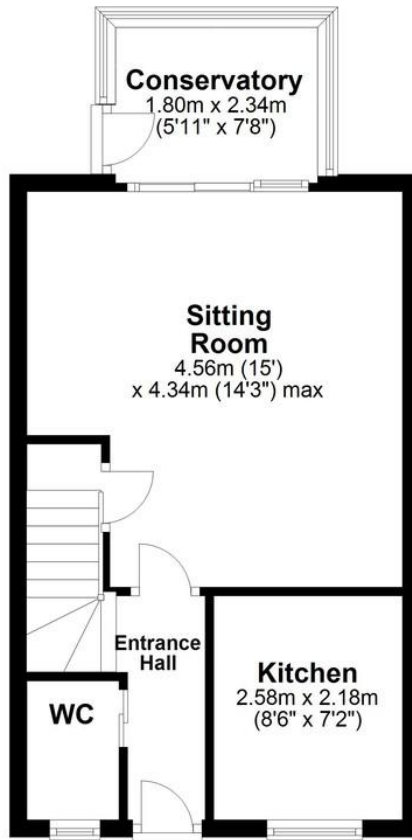


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



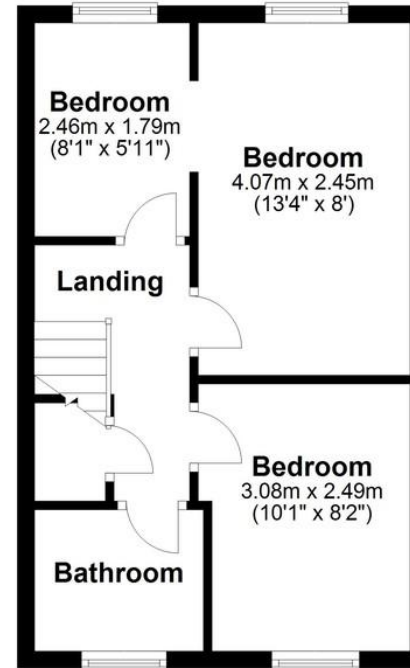
### Ground Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



### First Floor

Approx. 31.5 sq. metres (338.9 sq. feet)



Total area: approx. 67.3 sq. metres (723.9 sq. feet)