



## 125 Meltham Road, Huddersfield, HD4 7BG

Offers In The Region Of £180,000

This attractive three-bedroom semi-detached home presents an excellent opportunity for small families, first-time buyers, and buy-to-let investors alike. Ideally positioned close to a range of local schools, nurseries, and everyday amenities, the property offers both convenience and practicality. Excellent transport links provide easy access into Huddersfield and Holmfirth, making it well suited to commuters and professionals.

## External

The property enjoys a substantial front driveway offering ample off-road parking, with side access leading to an expansive rear garden. The garden is generous in size and benefits from a lovely outlook over surrounding woodland, providing a peaceful setting. Accessed from the garden is a full-length basement, offering excellent storage space and potential for alternative uses, subject to relevant permissions.

## Ground Floor

Upon entering, you are welcomed into a spacious lounge featuring an attractive fireplace and a large bay window, allowing for an abundance of natural light and creating a bright, inviting living space. To the rear, the kitchen/diner is well-appointed with a range of integrated appliances including a cooker, dishwasher, fridge, and freezer, with a window overlooking the garden.

## First Floor

To the first floor, the property continues with a well-proportioned family bathroom and three bright and comfortable bedrooms. Two generous double rooms are complemented by a versatile single bedroom, making the layout ideal for growing families or those seeking additional workspace.

## AGENT NOTES

Agent Notes & Disclaimer - The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Please note that the vendor of this property is a colleague of the selling agency. All negotiations and the sale process will be handled in a professional and transparent manner in line with industry regulations.

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

