



cornerstone
ESTATE AGENTS

Thomas Wroe Way
HUDDERSFIELD



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Offers In Region Of £300,000

THIS BRIGHT AND AIRY RESIDENCE BOASTS TASTEFUL DECOR THAT EXTENDS SEAMLESSLY THROUGHOUT ITS SPACIOUS INTERIOR. THE SOUTH-FACING ENCLOSED LANDSCAPED GARDEN SERVES AS AN IDYLIC SETTING FOR ENTERTAINING, OFFERING BOTH BEAUTY AND FUNCTIONALITY. IN PROXIMITY TO LOCAL AMENITIES, IT CONVENIENTLY STRIKES A BALANCE BY BEING ON THE FRINGE OF OPEN COUNTRYSIDE, PROVIDING A HARMONIOUS BLEND OF URBAN CONVENIENCE AND RURAL TRANQUILITY.

Nestled on a corner plot within the sought-after Helme Ridge development on the outskirts of Meltham, this appealing double-fronted residence features an attractive pale red brick facade. While presenting a detached appearance from the front, it is worth noting that there is an adjoining property along the back wall. The exterior showcases well-maintained gardens on three sides, designed for both aesthetics and easy upkeep. Additional amenities include a detached single garage and a driveway accommodating one vehicle, along with supplementary off-road parking. Internally, the home boasts spacious rooms adorned with tasteful decorations, creating a welcoming and aesthetically pleasing living space.

Upon entering through the front door, you'll find the inviting lounge to your right. Spanning the entire length of the house, this room is bathed in natural light, courtesy of three windows offering dual perspectives - two at the front and one on the side. The generous space accommodates sofas and occasional furniture, providing an ideal spot to unwind and curl up in the evening.



Moving across the hall, beyond the stairs and a convenient WC, you'll enter a generously proportioned dining area with seamless access to the kitchen. These interconnected spaces have the potential to serve as the central hub of the house, offering an inviting environment to catch up on daily events or entertain friends while preparing delightful meals. The well-equipped kitchen features a diverse range of base and wall units, and the sizable under-stair cupboard adds valuable storage space to the area.

Upstairs there are three bedrooms and the bathroom. The main bedroom is a spacious double with a lovely en-suite shower room. The second bedroom is also a good sized double with a recess with fitted wardrobes plus a useful deep storage cupboard. Both double bedrooms are flooded with natural light as they have windows to two aspects. The third bedroom is a small single which would make a great office if you need to work from home. The bathroom is nicely finished with a P shaped bath with an oversized rain shower.

Outside - The house sits on a corner plot with gardens to three sides. At the front and on one side the garden is neat with areas of lawn and small shrubs planted into decorative pebbles giving interest and texture. To the other side, the garden is south facing, fully enclosed and low maintenance. There are three areas of artificial lawns separated by a flag and decorative pebble path which leads from the dining room to a flagged seating area.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band D

EPC: B

What3Words: Shakes.coventry.outboard

Parking: Garage

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas Boiler

Broadband: Ultrafast Full Fibre Available

Mobile Coverage: 4G Available

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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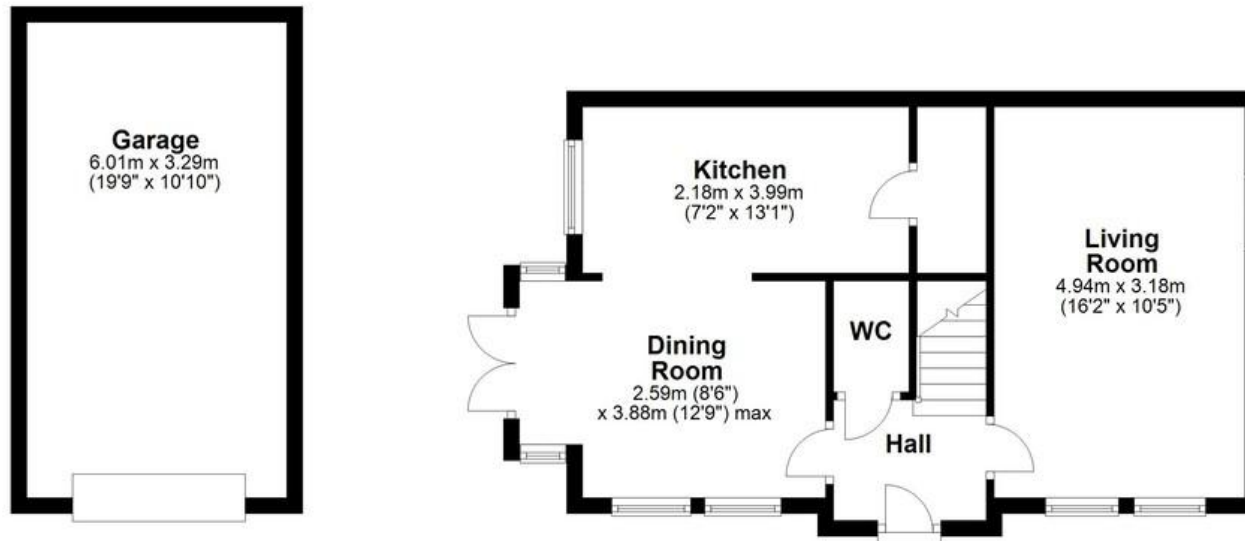






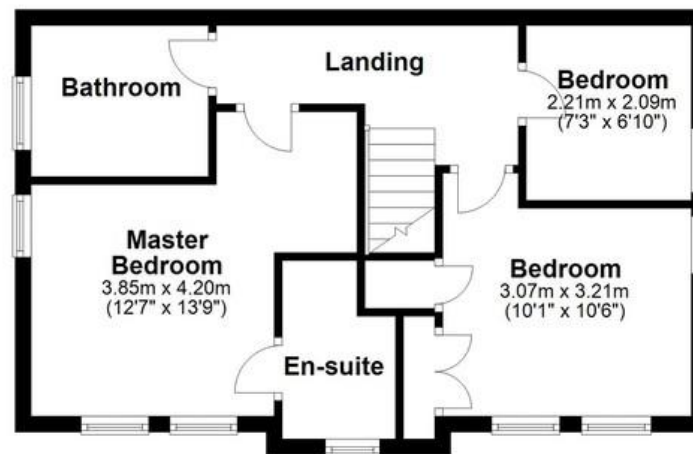
Ground Floor

Approx. 63.7 sq. metres (686.1 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



Total area: approx. 105.6 sq. metres (1136.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		