

MARSH & MARSH PROPERTIES

26 Poppy Gardens, Meltham, Holmfirth, HD9 5AQ

£315,000



****ATTENTION ALL YOUNG/GROWING FAMILIES OR PROFESSIONAL COUPLES**** A beautifully presented THREE-BEDROOM detached family home, located in the highly sought-after area of Meltham, on a quiet and private road, which is just a short drive away from Holmfirth and Slaithwaite. This stylish property boasts modern bathrooms and a contemporary kitchen, offering a perfect blend of comfort and elegance. Ideally situated close to local amenities and highly regarded schools, it provides convenience for families. The ground floor comprises an inviting entrance hall, a spacious lounge, a stylish dining kitchen, a utility room, and a cloakroom. Upstairs, the landing leads to a generous master bedroom with a dressing room and an en-suite shower room, two additional well-proportioned bedrooms, and a modern house bathroom. Externally, the front of the property features a block-paved driveway with ample parking for multiple vehicles, along with an integral garage. To the rear, an enclosed garden offers a flagged patio, a lawned area, and a composite decked seating space with a pergola - perfect for outdoor relaxation and entertaining. An internal inspection is highly recommended to fully appreciate all this home has to offer.

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ENTRANCE HALL

Step into this inviting entrance hall through a stylish composite front door, featuring a sleek tiled floor for a modern touch.

LIVING ROOM 4.1 x 5.3m (13'5 x 17'4)



A spacious lounge with convenient under stair storage, two radiators, and a UPVC bay window that allows ample natural light into the room.

DINING KITCHEN 5.2 x 3.5m (17'0 x 11'3)



A modern fitted kitchen featuring an integrated fridge freezer and dishwasher, a built-in oven with an electric hob and extractor fan, and sleek ceiling spotlights. The space is enhanced by wood-effect laminate flooring, a radiator, and UPVC windows,

while UPVC patio doors provide seamless access to the garden.



UTILITY



A well-appointed utility room featuring modern fitted worktops and cabinets, with space and plumbing for a washing machine. Complemented by wood-effect laminate flooring, a radiator, an extractor fan, ceiling spotlights, and a UPVC window for natural light.

CLOAKROOM



A stylish cloakroom featuring a low-flush toilet, a pedestal sink with splashback tiles, wood-effect laminate flooring, a radiator, and a UPVC window for natural light.

LANDING

Stairs lead up from the entrance hall to this landing which provides access to all three bedrooms and the house bathroom as well as loft access.

BEDROOM ONE 2.8 x 3.7m 9'0 x 11'11)



A large double bedroom with wall panelling, a radiator and UPVC window.

DRESSING ROOM



A dressing room featuring a fitted wardrobe with sliding doors and UPVC window.

EN-SUITE



A modern en-suite shower room featuring a tiled shower cubicle with a glass screen and handheld shower, a low-flush toilet, and a pedestal sink with splashback tiles. Finished with wood-effect laminate flooring, a radiator, an extractor fan, and a UPVC window with a tiled sill.

BEDROOM TWO 3.1 x 3.6m (10'1 x 11'9)



A double bedroom with a built-in storage cupboard, radiator and UPVC window.



EXTERNAL

BEDROOM THREE 1.9 x 3.3m (6'0 x 10'9)



A single bedroom with a radiator and UPVC window.

BATHROOM

The house bathroom features a bathtub, a low-flush toilet, and a pedestal sink, complemented by partially tiled walls, wood-effect laminate flooring, and a UPVC window with a tiled sill.



To the front, a block-paved driveway provides ample parking for multiple vehicles, accompanied

by a lawn area and a welcoming porch. A secure side passage offers convenient access to the rear garden. At the rear, the enclosed garden features a flagged patio and a well-maintained lawn. Additionally, a composite decked area with a pergola creates the perfect space for hosting, relaxing, and enjoying the sunshine.

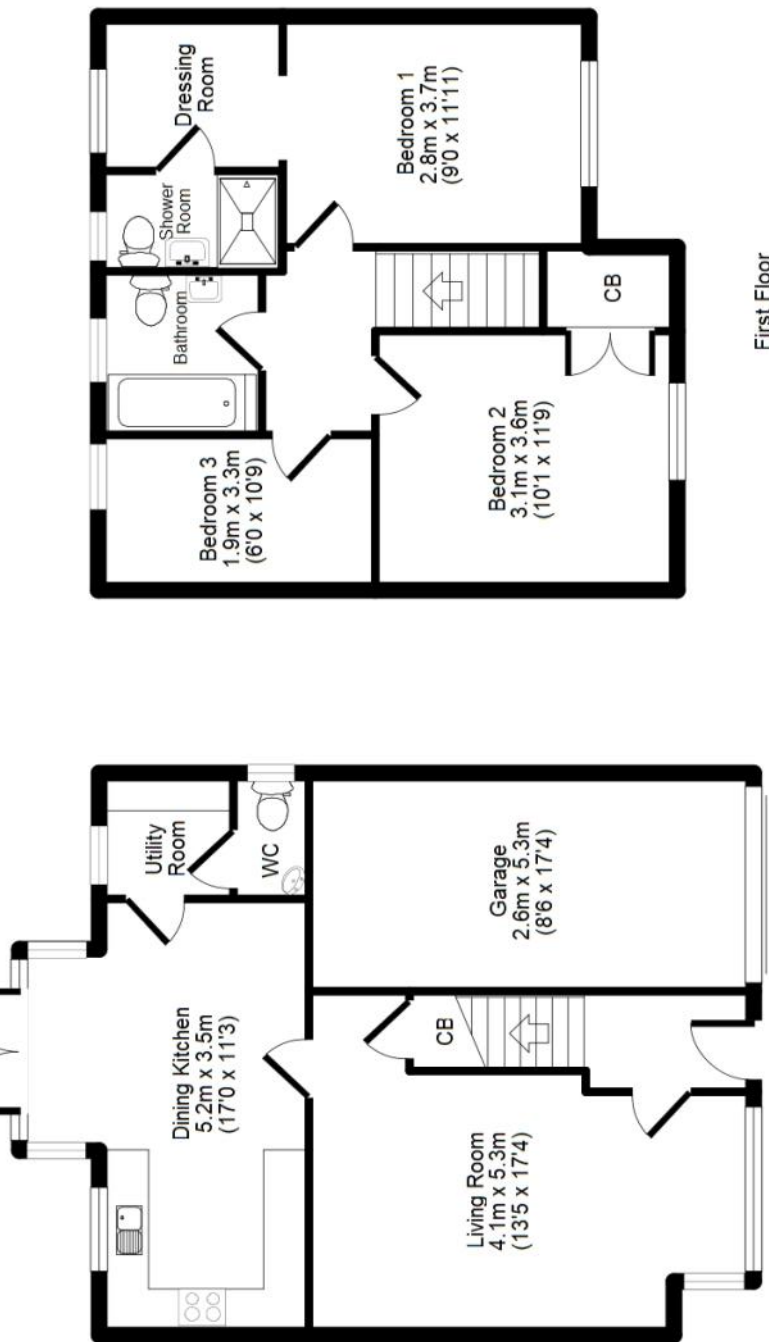
GARAGE 2.6 x 5.3m (8'6 x 17'4)

An integral garage featuring an up-and-over door, complete with power and lighting for added convenience. The garage has an electric car charging point.



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 98 sq. m / 1057 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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