

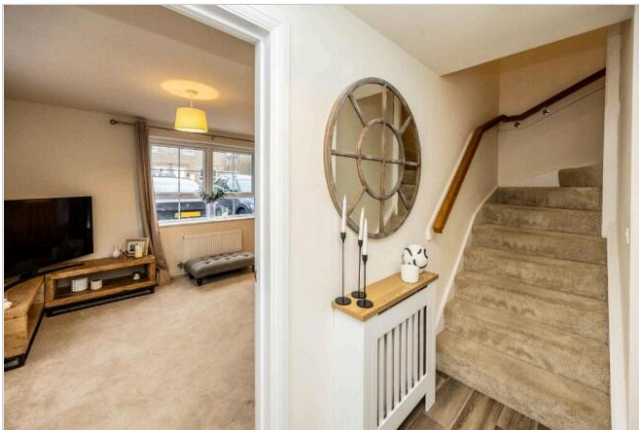
# 3 bedroom semi-detached house for sale

Poppy Gardens, Meltham, HD9

£280,000

Monthly mortgage payments

Print









## Property Description

### Key features

- NO CHAIN
- EPC - B
- Sought after rural location
- 3 Bedrooms
- Double driveway
- 6 years remaining of NHBC warranty

### Full description

**Tenure:** Freehold

This contemporary 3-bedroom family home is perfectly suited for a growing family, nestled in the charming town of Meltham. With bright, spacious rooms and a beautifully maintained rear garden, it offers the ideal setting for both relaxation and everyday living.

### Key property details

**Roof material** - Roof Tiles

**Property construction** - Artificial Stone

**Windows & Doors** - UPVC Double Glazed

**Heating powered by** - Gas Central Heating

Accommodation Listing:

### Ground Floor

**Entrance Hall** 2.09m x 4.97m - Spacious hallway with coat and boot storage, wood effect laminate flooring and stylish radiator with wooden cover. Alarm panel upon entry with pet friendly room sensors. Allows access to lounge, kitchen, WC and first floor.

**Lounge** 3.27m x 4.72m - A modern lounge, offering a view of the driveway, is bathed in natural light pouring in through two large windows. The room features a plush carpet, a discreet radiator, and elegant light fittings, creating a warm and inviting atmosphere.

**W.C** 0.94m x 1.93m - This downstairs WC is equipped with a sleek sink featuring a chrome mixer tap, a low flush WC, and a radiator. The room boasts wood-effect laminate flooring, complemented by a built-in shelf and contemporary spotlights.

**Kitchen** 2.79m x 3.11m - This beautifully presented kitchen showcases elegant cream wall and base units, complemented by integrated appliances including a fridge freezer, dishwasher, washing machine, tumble dryer, and an electric oven with a 4-ring gas hob and overhead extractor. The kitchen/diner area is finished with wood-effect laminate flooring, a radiator, and patio doors that lead out to the rear garden, creating a seamless connection between indoor and outdoor spaces.

**Dining Room** 2.99m x 1.61m - This lovely kitchen/diner has ample space for a dining table and chairs, offering natural light from the patio doors and two windows, including radiator and two light fittings.

#### **First Floor**

**Landing** Featuring carpeted floors and a wooden banister, along with extra storage space.

**Family Bathroom** 2.22m x 1.73m - This spacious family bathroom features a low flush WC, sink with chrome mixer tap and bath. Wood effect laminate flooring compliments the stylish marbled tiles and spotlights.

**Master Bedroom (Front)** 3.43m x 3.29m - Generously sized double bedroom, carpeted with a stylish modern panelled accent wall, a window, and a radiator, complete with direct access to the en-suite.

**En-suite** 2.40m x 1.42m - Spacious en-suite with wood effect laminate and stylish marbled tiles. It boasts a generous shower, low flush WC, multiple towel rack and extractor fan.

**Bedroom 2 (Rear)** 3.52m x 2.69m - Another double bedroom, carpeted and offering ample space for an office setup or additional furniture storage.

**Bedroom 3 (Rear)** 2.90m x 2.02m - This single bedroom makes a perfect children's room or walk-in wardrobe with built in clothes storage, radiator and window overlooking the rear garden.

**Parking arrangements** Driveway to the side of the property for 2 vehicles, includes two charging points for electric vehicles.

**Outside space** A charming front garden with a paved pathway leading to the front door. Beautifully maintained rear garden, complete with a patio and shed. The garden boasts immaculately laid turf, decorative stones, and a rockery. It also features double electric plug sockets, the entire space was fully refurbished less than a year ago.

**Tenure** - Freehold

**Council Tax Band** - C

**Energy Performance Rating** - B

**Mains Gas** - Yes

**Mains Electricity** - Yes

**Mains Water** - Yes

**Viewing** - By appointment with Harvey & Ryall

**What 3 Words location** - //obtain.rested.bedding

**Boundaries & Ownerships** - All prospective purchasers should make their own enquiries before proceeding to exchange of contracts to check the title deeds for any discrepancies of boundaries or rights of way. If you would like any more information of the subject, please contact us where we would be happy to discuss.

#### **Additional Details**

Plenty of local amenities in the local village, food, shops, and schools all in the area.

- 0.9 miles from Meltham Centre

- 4.8 miles from Holmfirth

- 6.6 miles from Holme Moss Summit

**Please contact us to arrange a viewing or your own market appraisal**

**This property is marketed and listed by Harvey & Ryall**

**Harvey & Ryall work in partnership with local trusted Solicitors & Mortgage advisors. Please contact us for more information.**

**Mortgage Advice** - 100% free with no obligation mortgage advice appointment with one of our partners. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**Solicitors** - Conveyancing quotation with one of our partners.

### More information from this agent

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### Energy Performance Certificates (EPCs)

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## Floorplans

### Floorplan



FLOOR 1



FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1: 45.2 m<sup>2</sup> (483 sq ft) | FLOOR 2: 46.7 m<sup>2</sup> (503 sq ft)  
TOTAL: 91.9 m<sup>2</sup> (986 sq ft)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



[map view](#)[street view](#)

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. [Take me back to the start](#)

#### Nearest stations

Slaithwaite (2.4 mi)

Berry Brow (2.7 mi)

Honley (2.8 mi)

Distances are straight line measurements from centre of postcode

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