



## 47 Pavilion Way

Meltham, Holmfirth, HD9 5QN

Available with no vendor chain is this spacious three bedroom detached family home with ensuite bathroom and downstairs wc. The property is neutral throughout and in excellent condition with a beautiful landscaped enclosed level garden and a conservatory off the through lounge/dining room. With gas central heating and double glazing the property briefly comprises hallway, downstairs wc, kitchen, dining room, conservatory and lounge. To the first floor are three bedrooms, master with ensuite and family bathroom. Detached garage, off road parking and beautiful landscaped garden.

NO VENDOR CHAIN.

**O.I.R.O £300,000**

# 47 Pavilion Way

Meltham, Holmfirth, HD9 5QN



- SPACIOUS THREE BEDROOM DETACHED FAMILY HOME
- DETACHED GARAGE, OFF ROAD PARKING AND BEAUTIFUL GARDEN
- VERY POPULAR VILLAGE CENTRE LOCATION
- THROUGH LOUNGE/DINER AND CONSERVATORY
- CONTEMPORARY THROUGHOUT WITH ENSUITE AND DOWNSTAIRS WC
- NO VENDOR CHAIN

## Entrance

### Downstairs WC

5'1" x 3'5" (1.55m x 1.04m)

### Kitchen

13'0" x 7'11" (3.96m x 2.41m)

### Dining Room

9'10" x 9'7" (3.00m x 2.92m)

### Conservatory

9'2" x 8'7" (2.79m x 2.62m)

### Lounge

14'2" x 11'4" (4.32m x 3.45m)

## First Floor Landing

### Master Bedroom

14'11" x 12'5" (4.55m x 3.78m)

### Ensuite

7'0" x 5'8" (2.13m x 1.73m)

### Bedroom 2

9'11" x 8'6" (3.02m x 2.59m)

### Bedroom 3

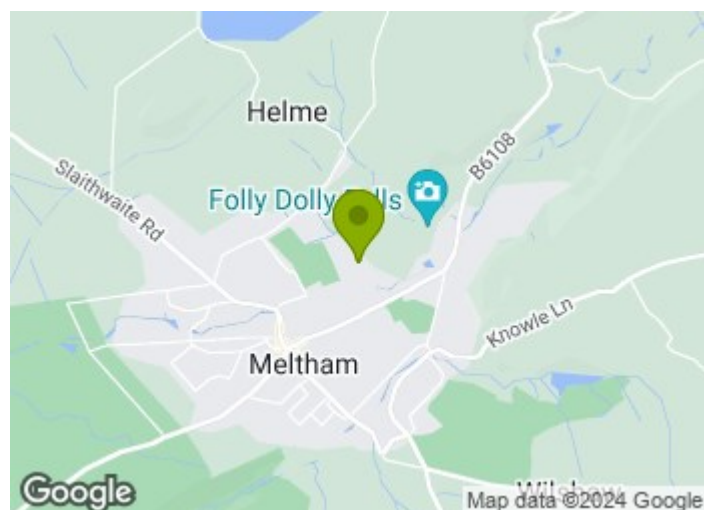
8'7" x 7'0" (2.62m x 2.13m)

### Family Bathroom

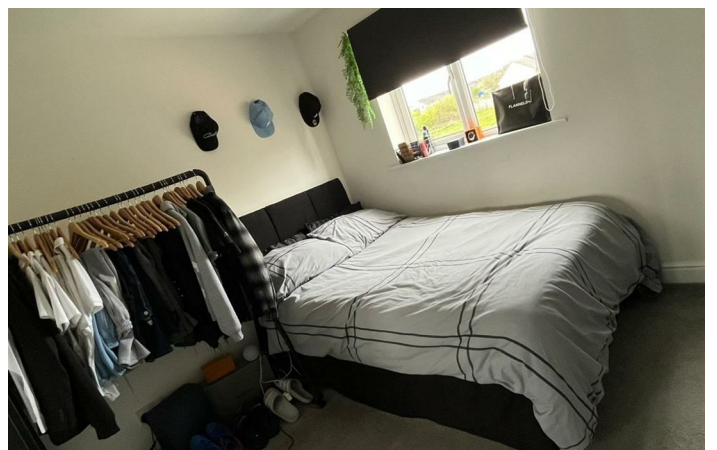
6'0" x 5'11" (1.83m x 1.80m)

## Garage and off road parking

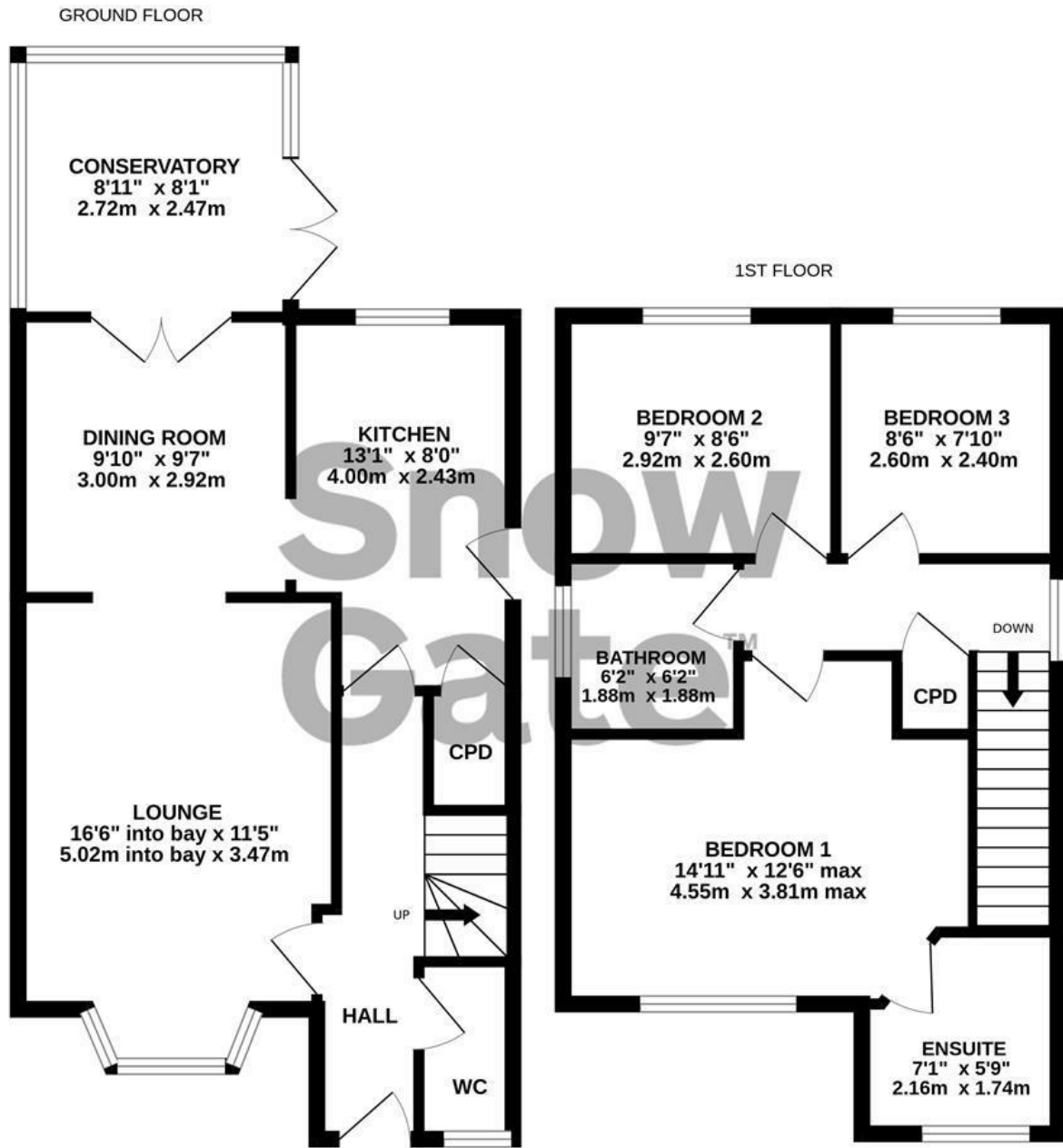
### Garden



## Directions

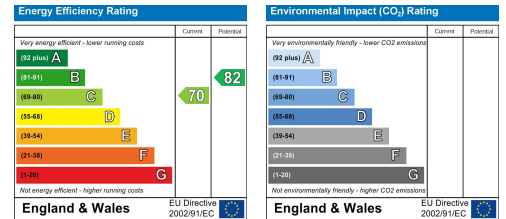


# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE  
All Enquiries: 01484 680800

**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801

snowgate.co.uk