



17 Albion Gardens

Meltham, Holmfirth, HD9 5AF

O.I.R.O
£315,000

A three double bedroom detached family home with enclosed level rear garden, off road parking and far reaching views. All this within walking distance to Meltham centre and open countryside. The property briefly comprises entrance hallway, downstairs WC, open plan living/dining kitchen with patio doors to the garden. To the first floor are 2 double bedrooms and house bathroom and on the second floor the master suite with dual aspect windows and separate ensuite shower room. Externally the property has two off road parking spaces in addition to several visitor bays within the small development. Built in 2019 the property is neutrally decorated throughout with contemporary fixtures and fittings, a blank canvas for the future owner whilst also benefitting from the remainder of the NHBC. Available now with no onward chain.

17 Albion Gardens

Meltham, Holmfirth, HD9 5AF



- THREE DOUBLE BEDROOM DETACHED PROPERTY
- MASTER BEDROOM WITH ENSUITE PLUS HOUSE BATHROOM & DOWNSTAIRS WC
- OPEN PLAN LIVING/DINING KITCHEN WITH ACCESS TO LEVEL REAR GARDEN
- NEUTRAL DECOR THROUGHOUT WITH CONTEMPORARY FIXTURES & FITTINGS
- CLOSE TO LOCAL AMENITIES & COUNTRYSIDE
- NO VENDOR CHAIN

Entrance

Living/Dining Kitchen

24'1 (max) x 17'6 (7.34m (max) x 5.33m)

Kitchen Area

Living/Dining Area

WC

First Flooring Landing

Bedroom 2

17'4 x 9'1 (max) (5.28m x 2.77m (max))

Bedroom 3

17'7 x 7'10 (5.36m x 2.39m)

House Bathroom

10'2 x 6'6 (3.10m x 1.98m)

Second Floor

Master Bedroom

24'2 (max) x 17'4 (7.37m (max) x 5.28m)

Ensuite

9'8 x 6' (2.95m x 1.83m)

Garden and Parking

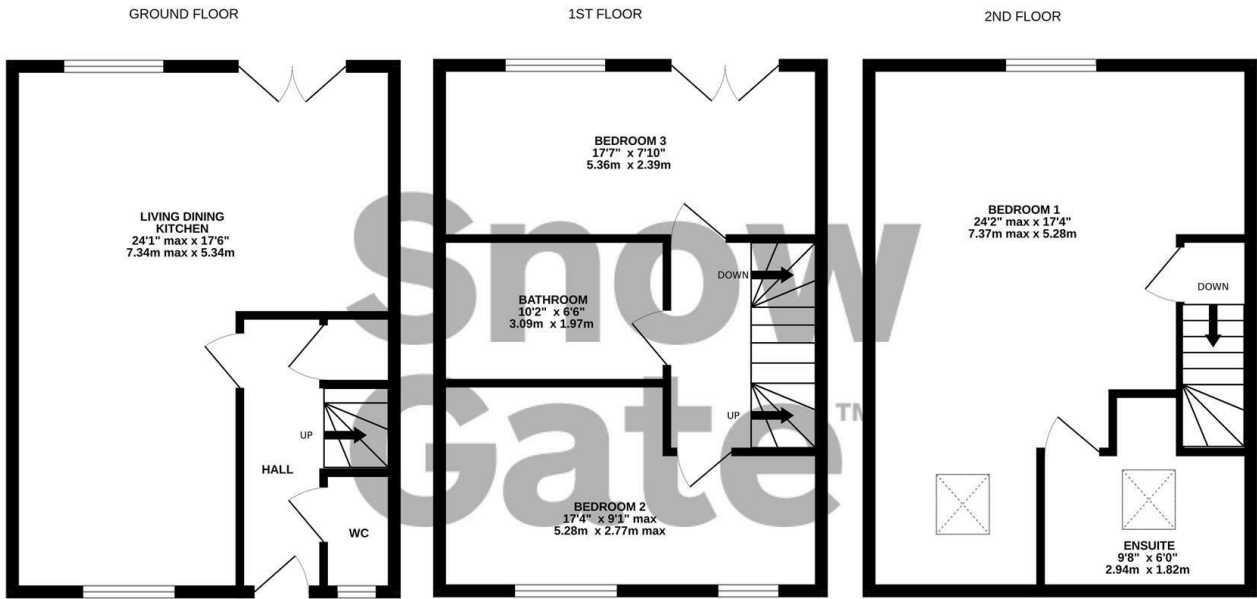


Directions

From the centre of Meltham turn onto Green Ends Road by the church and turn left onto Mill Moor Road where Albion Gardens can be found on the right hand side. No 17 is the last detached house on the left just passed the visitor parking.



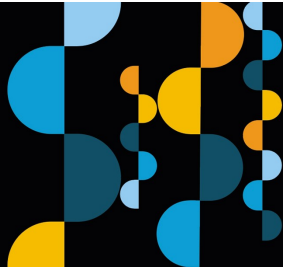
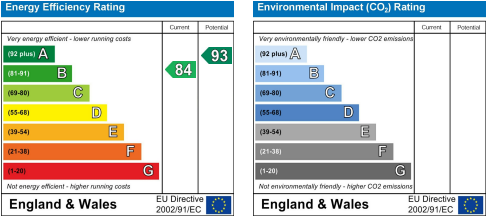
Floor Plan



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.

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.
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Estate
agency
done
properly

Snow
Gate™

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