



Poppy Gardens, Meltham Holmfirth HD9 5AU

welcome to

Poppy Gardens, Meltham Holmfirth

NO CHAIN, TUCKED AWAY DETACHED PROPERTY SET ON A PRIME POSITION ON THIS WELL REGARDED CUL DE SAC. IMMACULATE FOUR BEDROOMS WITH SPACIOUS DINING KITCHEN, LOUNGE, DINING ROOM/SECOND RECEPTION, CLOAKROOM, MASTER EN SUITE, BATHROOM, DRIVEWAY, ELECTRIC CAR CHARGER, DETACHED GARAGE, GOOD SIZE GARDENS.

Summary

Set in a prime cul de sac position, tucked away is this well-appointed four bedroom detached property, suitable for families or professionals. With seven years still remaining of the NHBC. The property is perfectly placed for access to amenities, local bus routes, and commuting links and the sought after local schools. Further benefitting from being a short drive to the vibrant Holmfirth, with its wealth of cafes, restaurants, wine bars and shops. The property is presented to a high standard throughout, and briefly comprises of spacious entrance hallway, cloakroom, lounge, spacious dining kitchen, dining room/second reception room. To the first floor are four bedrooms, master with en suite and family bathroom. Externally the property is further enhanced by front and side garden, while to the rear is an attractive spacious enclosed garden. There is a driveway with electric car charging point, leading to a detached garage. Viewing is Highly recommended.

Accommodation Entrance Hallway

Enter through composite door into entrance hallway, with carpeted floor covering and radiator. Staircase leading to first floor. Useful understairs storage space.

Dining Kitchen

15' 1" x 15' 1" (4.60m x 4.60m)
Impressive spacious dining kitchen that really is the hub of this home. There is plenty of natural light flooding in from the dual aspect double glazed windows, and french doors leading onto rear garden. With a generous amount of white gloss wall and base units, contrasting butchers block style work surfaces and central Island. There is a good range of integral appliances including, plumbing for

washing machine, dishwasher, fridge freezer, wine fridge and AEG double oven. Five ring gas hob with extractor hood over. Also housing the combi boiler. Further complemented by tiled floor covering and inset down lights to ceiling.

Cloakroom

White corner wash hand basin and low flush WC. Complimented by inset down light and extractor. Tiled floor covering.

Playroom/Dining Room

10' 8" x 9' 8" (3.25m x 2.95m)

Located to the front of the property is this second carpeted reception room. With plenty of natural light flooding in from the dual aspect double glazed windows. Radiator.

Lounge

16' 10" x 10' 2" (5.13m x 3.10m)

Spacious lounge that has been neutrally decorated, with carpeted floor covering. Plenty of natural light floods in through the double glazed window to front aspect and french double glazed doors to rear garden. Further complimented by an attractive modern fire surround with feature electric stove.

First Floor Landing

Carpeted landing leading to four bedrooms and house bathroom. Useful storage for coats and shoes. Loft access. Radiator.

Master Bedroom

13' 4" x 10' 2" (4.06m x 3.10m)

Beautifully presented master bedroom, with carpeted floor covering and neutrally decorated. Dual aspect double glazed leaded windows offer plenty of natural light. There is a good range of built



in sliding wardrobes, Radiator



En Suite

Attractive three piece white suite, comprising of wash hand basin, low flush WC, double shower with mira shower unit. Tiled walls, and inset down lights to ceiling. Radiator.

Bedroom Two

10' 4" plus robes x 9' 1" (3.15m plus robes x 2.77m)
Carpeted double bedroom, with build in wardrobes.
Double glazed window to front aspect. Radiator.

Bedroom Three

12' 7" x 8' 7" (3.84m x 2.62m)
Carpeted spacious double bedroom with dual aspect double glazed windows. Attractive built in wardrobes.

Bedroom Four

7' 5" x 7' 1" (2.26m x 2.16m)
Carpeted bedroom with double glazed window to rear aspect. Radiator.



House Bathroom

Three piece white suite, comprising of wash hand basin, low flush WC and bath with shower unit over. Tiled walls, inset down lights to ceiling and laminate style floor covering. Extractor fan.

External

To the front and side of the property is a garden, with borders. to the side is a blocked paved tandem driveway, with electric car power point, leading to garage with electric door. To the rear is a spacious attractive fenced and walled enclosed garden. There is an indian stone paved seating area, with laid to lawn garden, stocked with an array of plants and shrubs. Further complimented by an indian stone seating area with an open aspect, further raised seating area. Side door access to garage. The garage has further useful storage into the apex.



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welcome to

Poppy Gardens, Meltham Holmfirth

- Modern Detached
- Four Bedrooms
- Second Reception Room
- Master En Suite
- Tandem Driveway Leading to Detached Garage

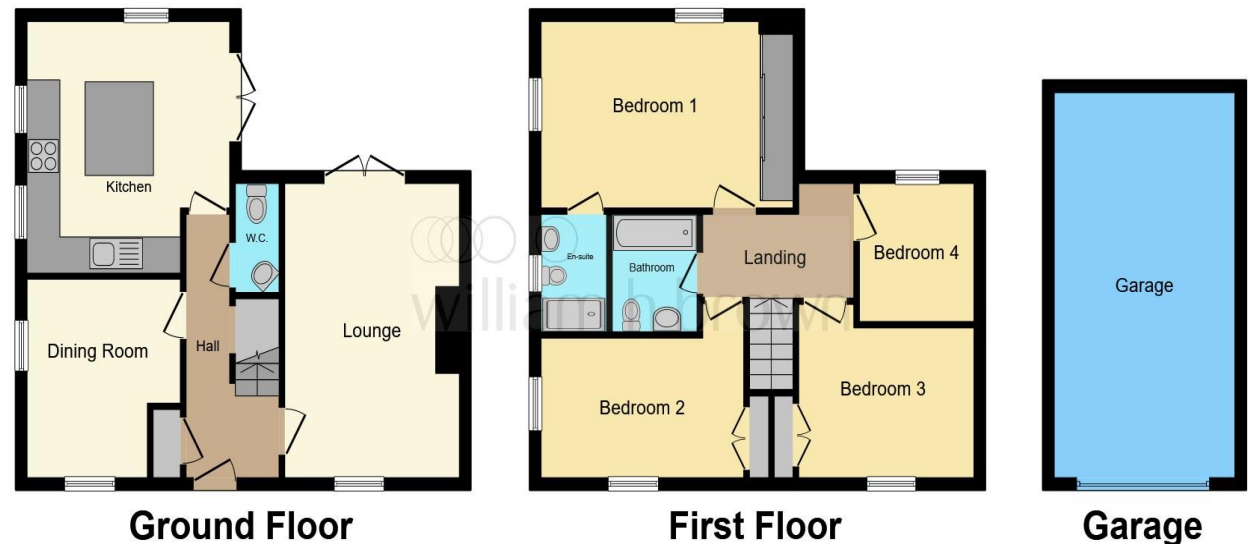
Tenure: Freehold EPC Rating: B

offers over

£375,000

directions to this property:

Leave Holmfirth centre via Woodhead Road and after a short distance fork right up Greenfield Road. Proceed to the Ford Inn and here turn right down Thick Hollins Road. Turn left onto Netherthong Road. At the roundabout continue straight onto Station St/B6107, at the second roundabout take the first exit onto Slaithwaite Road. Turn right onto Helme Lane and then right onto Thomas Wroe Way, then right onto Poppy Gardens where you will follow the round and the the property can be



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HMF108138 - 0005

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