



The Viridian Bluebell Meadows, Off Wesley Avenue Netherthong HD9 3UL

welcome to

The Viridian Bluebell Meadows, Off Wesley Avenue Netherthong

- Integral Single Garage With Electric Doors
- Formal Lounge & Modern Open Plan Kitchen/Dining/Family Room
- ECO Home - EPC Rating A (Green Mortgage Approved)
- Bespoke Design Service & Solar Panels & EV Charging
- Sales Assist & Part Exchange

Tenure: Freehold EPC Rating: Exempt

from

£575,000

Just Launched - Discover this stunning four-bedroom detached home, crafted from natural stone and featuring a single integral garage with an electric door.



The Viridian
Bespoke Design Options
Eco Features
Hauser By Heywood Homes
Kitchen Specification
Bathroom Specification
Heating Specification
Internal Specification
External Specification
Electrical Specification
Sales Assist & Part Exchange
Buying Off Plan
Site Visits
Eco Package Option
Green Deal Mortgages
Peace Of Mind
Tenure
Ground Floor
Garage
19' 6" x 9' 8" (5.94m x 2.95m)
Guest Wc
3' 6" x 5' 9" (1.07m x 1.75m)
Utility
5' 5" x 5' 9" (1.65m x 1.75m)
Living Room
16' 8" x 11' 4" (5.08m x 3.45m)
Kitchen/Diner/Lounge
10' 4" x 26' 4" (3.15m x 8.03m)

check out more properties at williamhbrown.co.uk



Property Ref:

HMF108210 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk