



West Nab View, Meltham Holmfirth HD9 5RY

welcome to

West Nab View, Meltham Holmfirth

WELL PRESENTED MODERN END TERRACED PROPERTY AFFORDING TWO DOUBLE BEDROOM ACCOMMODATION WITH OFF STREET PARKING AND REAR GARDEN .Section 106 offer's this property for sale now at discounted price that is 80% of the full market value specifically to first time buyers who meet a set of conditions.

Summary

Modern end terraced residence specifically for the first time buyer and affording spacious two bedroom accommodation presented to a high standard. Located on this prestigious development the accommodation briefly comprises: entrance hall, cloaks w.c,open plan living kitchen, aforementioned first floor bedrooms and house bathroom. Externally the property is enhanced by two off street parking spaces and gardens to the rear. Sitting handily for the many local amenities the property also has ease of access to major commuting routes and wonderful countryside.

Accommodation

Entrance Hall

Having vinyl floor covering and door leading to:

Cloaks/W.C

Having a white low flush w/c and pedestal hand washbasin.

Open Plan Living Kitchen Kitchen

9' 1" x 7' 5" (2.77m x 2.26m)

Fitted with a modern range of wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Integral appliances include the stainless steel gas hob, electric oven and fridge freezer whilst there is plumbing for the washing machine. The room has a laminate floor covering, is double glazed and opens into:

Lounge/Dining Room

14' 8" x 14' 3" (4.47m x 4.34m)

A sizeable room with a continuation of the laminate floor covering and ample space for dining and living area furniture. There is useful understairs storage, a

central heating radiator, double glazed window to rear aspect and French style doors leading to the rear garden.

First Floor Bedroom One

14' 3" x 9' 2" (4.34m x 2.79m)

A generous double room with built in wardrobe, a central heating radiator and double glazed to front aspect.

Bedroom Two

14' 4" x 8' 4" (4.37m x 2.54m)

A second double room ideal for guests or use as a home office and having a central heating radiator and double glazed windows to rear aspect.

House Bathroom

Modern white suite comprising of low flush w/c, pedestal hand washbasin and paneled bath with overhead shower unit. The room has tiled surrounds, inset ceiling lighting, a heated rail and extractor fan.

External

To the front of the property is off street parking for two vehicles whilst the enclosed low maintenance gardens to the rear are ideal for relaxing or dining al fresco.





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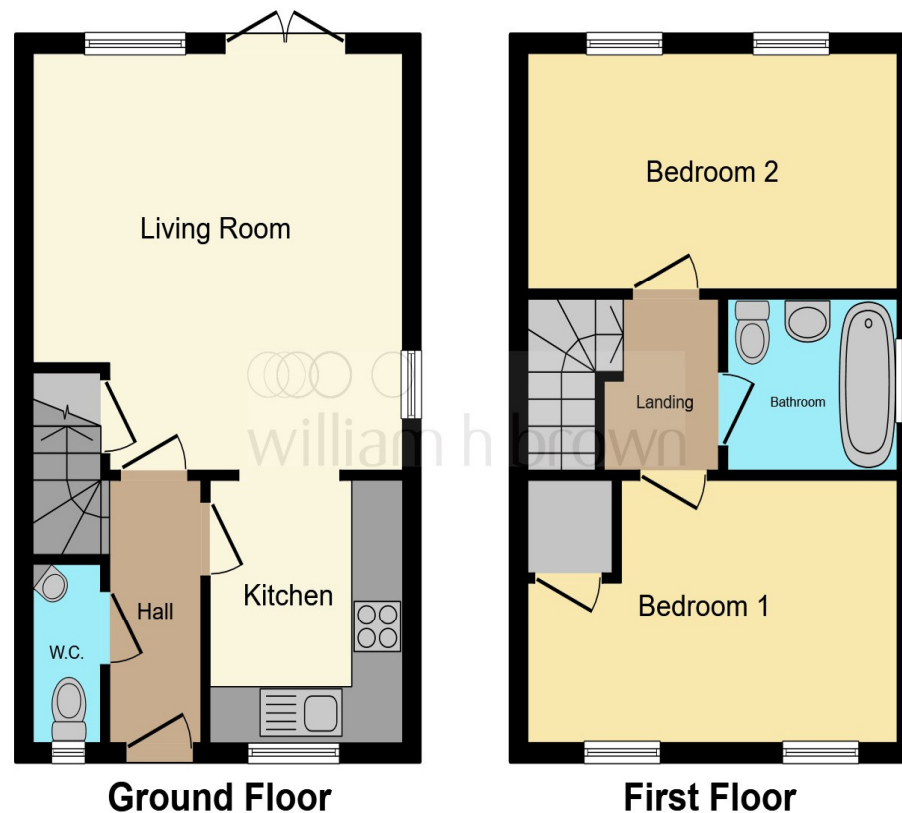
- Discounted price under Section 106 FIRST TIME BUYERS ONLY
- Modern End Terrace
- Two Double Bedroom Accommodation
- Garden
- Off Street Parking For Two Vehicles

Tenure: Freehold EPC Rating: B

£168,000

directions to this property:

Leave Holmfirth via Victoria Street and turn left at the lights on to Huddersfield road and then right on to Greenfield Road. Continue forward to the Ford Inn and here turn right on to Thick Hollins Road. Turn left on to Netherthong Road and left on to Holmfirth Road. Turn left on to Green End Road and then left on to Mill Moor Road where the property is located on the right hand side. Identified by our for sale board.



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:
HMF108186 - 0005

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