

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



### welcome to

## The Olive Bluebell Meadows, Off Wesley Avenue Netherthong

- South facing garden
- Terraced landscaped rear garden
- Ensuite to Master Bedroom
- Off Plan Only Choose your own Bathroom and Kitchens
- Separate access to the rear garden

Tenure: Freehold EPC Rating: Exempt

# £325,000

Just Launched - This impressive three-bedroom townhouse combines contemporary design with spacious living areas. At the rear of the property, the serene living room offers French doors that open onto the garden, leading to an attractive patio area, perfect for effortless indoor-outdoor living.



#### view this property online williamhbrown.co.uk/Property/HMF108280



Property Ref:

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 HMF108280 - 0002 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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would

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**Bespoke Deign Options** Eco Features **Bathroom Specification Heating Specification Kitchen Specification Internal Specification External Specification Electrical Specification** Sales Assist & Part Exchange **Buying Off Plan Site Visits Green Deal Mortgages** Peace Of Mind Tenure Eco Disclaimer Living Room 13' x 15' 5" ( 3.96m x 4.70m ) **Kitchen/Diner** 17' 8" x 8' 4" ( 5.38m x 2.54m ) **Bedroom One** 8' 7" x 13' 9" (2.62m x 4.19m)

The Olive

Ensuite 7' 4" x 3' 2" (2.24m x 0.97m) Bathroom 6' 4" x 7' (1.93m x 2.13m) **Bedroom Two** 

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