



Poppy Gardens, Meltham, HD9 5AU

£315,000

3 2 1



WOW WOW WOW! OFFERED TO THE MARKET IS THIS MODERN & WELL PRESENTED THREE BEDROOM DETACHED HOME, SITUATED ON THIS HIGHLY REGARDED BARRATT & DAVID WILSON HOMES ESTATE. HAVING A STUNNING OPEN PLAN KITCHEN DINER, OPENING UP TO A LOVELY SOUTH FACING REAR GARDEN & BEING LOCATED WITHIN CLOSE PROXIMITY TO A THRIVING VILLAGE.

The property is really well appointed and offers spacious & modern accommodation throughout. There are the added features of 3 good sized bedrooms, a generous dining kitchen, plus a family bathroom, a master en-suite and downstairs cloakroom. Externally there is off street parking, a single garage and a stunning enclosed rear garden. The property is not far from Meltham Village centre, which has great local shops, restaurants and pubs, supermarkets and other amenities, together with well regarded schools.



A Composite entrance door opens into the entrance hall.

ENTRANCE HALL

The entrance hall has stairs rising to the first floor landing, gains access through to the lounge and has a central heating radiator.

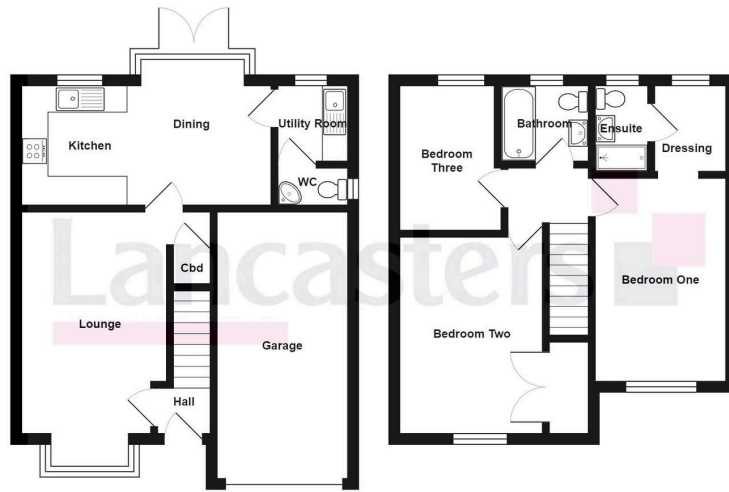
LOUNGE - 2.92m x 4.93m (9'7" x 16'2")

A well proportioned lounge set to the front aspect of the property, having a double glazed Bay window over looking the garden and two central heating radiators. The room benefits from a useful under stairs storage cupboard. Access is gained to the kitchen diner.

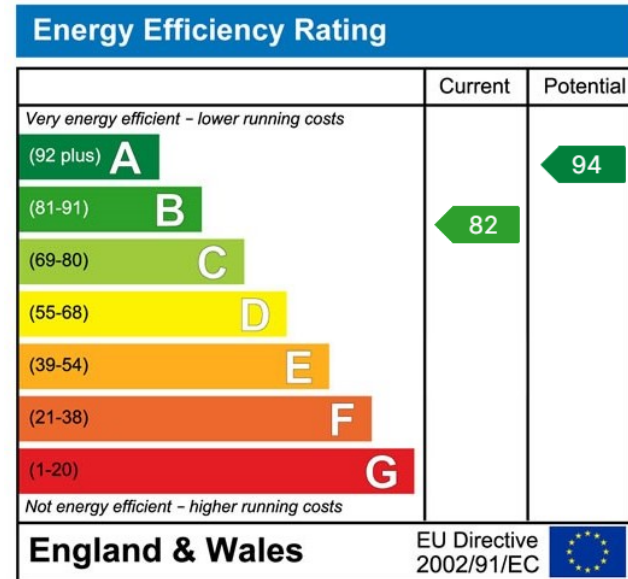
KITCHEN DINER - 2.57m x 5.18m (8'5" x 17'0")

A spacious open plan kitchen diner to the rear aspect of the home. The dining area has French doors, with full height windows to each side opening directly onto the South facing garden and the kitchen





- DETACHED PROPERTY
- THREE BEDROOMS
- MODERN FITMENTS THROUGHOUT
- SPACIOUS & WELL APPOINTED
- DRESSING ROOM & EN-SUITE TO MASTER BEDROOM
- OPEN PLAN KITCHEN/ DINER
- ENCLOSED SOUTH FACING REAR GARDEN
- OFF STREET PARKING & GARAGE
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO LOCAL VILLAGE, SCHOOLS & TRANSPORT LINKS



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