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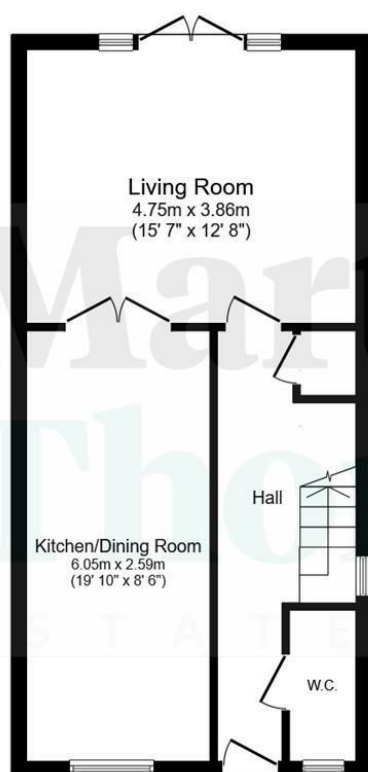
West Nab View, Meltham Holmfirth,

**Offers in the region of
£290,000**

This stylish three-bedroom end town house is located on the edge of this popular village, a short distance from the National Park. It is in a block of just four properties. It is midway between Holmfirth and Marsden, making it an ideal commuter base, particularly for TransPennine Rail. The location is convenient for schooling and amenities, along with walking, cycling and dog walking with the National Park only a short distance away. The property was purchased from new in 2019 and comprises an entrance hallway, downstairs WC, large open-plan dining kitchen with integrated appliances and living room with French doors on the ground floor. On the first floor, there is the first floor landing with loft access, three bedrooms (the master bedroom with built-in furniture and views towards West Nab) and a large bathroom with separate shower cubicle. The property has a gas-fired central heating system, uPVC double-glazing and a security system. The rear garden is enclosed by perimeter fencing and has a stone paved patio, an artificial grassed area and side-by-side parking for two vehicles. There is outside power and water to front and rear gardens. An internal inspection is an absolute must to appreciate the position, presentation and accommodation on offer.

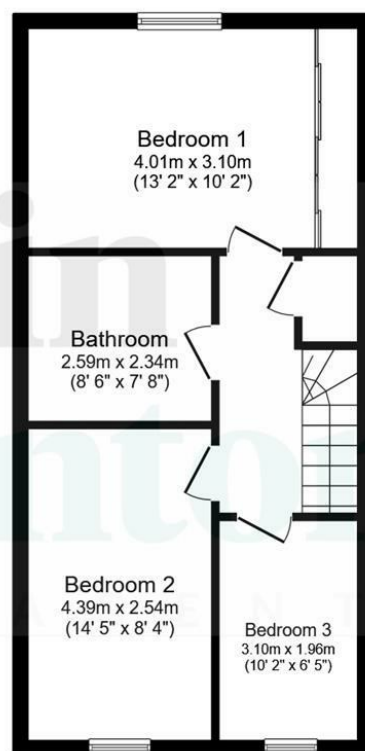
West Nab View, Meltham Holmfirth,

Floorplan



Ground Floor

Floor area 46.6 sq.m. (502 sq.ft.)



First Floor

Floor area 46.6 sq.m. (502 sq.ft.)

Total floor area: 93.2 sq.m. (1,003 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

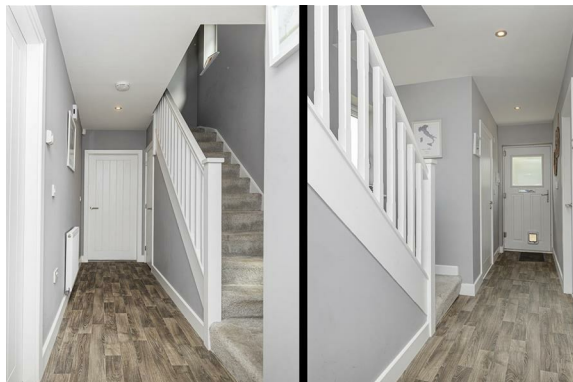
West Nab View, Meltham Holmfirth,

Details



Entrance Hallway

An external composite door with an opaque glazed panel gives access into the entrance hallway. The spacious hallway is light and bright with its contemporary colour scheme has a staircase rising to the first floor accommodation, beneath which is a large storage cupboard. There is an opaque uPVC window to the side elevation, ceiling downlighting, a radiator and access to the downstairs WC.



Downstairs WC

This room has a white contemporary two-piece suite comprising a rectangular trough style hand basin with a drawer beneath and a low-level WC. There is half-height wall tiling, floor tiling, ceiling downlighting, an extractor fan and an upright chrome ladder style radiator.

Dining Kitchen

This is a very spacious open-plan eating and entertaining room. The kitchen section is positioned at the front of the property and has a uPVC window. It has wall cupboards with under unit lighting, base units, worktops extending to create a breakfast bar and a one-and-a-half bowl sink with a mixer tap. Integrated appliances include a four-ring gas hob with a canopy style filter hood over, fan oven, fridge freezer and dishwasher. There is plumbing for an automatic washing machine. The room has plenty of space for a formal dining table, ceiling downlighting, floor tiling and a radiator. Twin timber and glazed doors lead through to the living room.



West Nab View, Meltham Holmfirth,

Details



Living Room

The light and bright living room runs the full width of the property. It has central uPVC French doors with glazed screens on either side, providing access into the garden. The stylish room has plenty of space for furniture and a radiator.



First Floor Landing

From the entrance hallway, the staircase rises to the first floor landing, which has a side uPVC window. There is access to the loft area, which is partly boarded for handy storage, ceiling downlighting and a radiator.

Bedroom One

This large double bedroom is positioned at the rear of the property and has a bank of built-in wardrobes with drawers. There is space for further furniture and the uPVC window provides a view towards West Nab itself. There is ceiling downlighting and a radiator.



West Nab View, Meltham Holmfirth, Details



Bedroom Two

This double bedroom is positioned at the front of the property and has plenty of space for furniture. It has a uPVC window, ceiling downlighting and a radiator.



Bedroom Three

This good-sized third bedroom is positioned at the front of the property and has a uPVC window. It would also make an ideal office/study. There is also a radiator.



Bathroom

The good-sized bathroom has a four-piece suite comprising a double-ended bath, a corner quadrant style shower cubicle with an overhead waterfall style shower fitting and a hand-held shower attachment, a rectangular trough style hand basin with a drawer and a low-level WC. There is appropriate tiling to the walls, floor tiling, an extractor fan, ceiling downlighting and an upright chrome ladder style radiator.



West Nab View, Meltham Holmfirth,

Details



External Details

In front of the property is a dry stone wall with decorative gravel, a flagged pathway, external water and a power socket. The rear garden is enclosed by perimeter fencing, again with a external water and a power socket. There is a full width stone flagged patio area, a wide pathway down to a lockable timber gate and an artificial lawned area, perfect for outdoor eating and entertaining. Beyond the boundary fence is side-by-side parking for two.



Tenure

The vendor informs us the property is Freehold.

West Nab View, Meltham
Holmfirth,
Directions

