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25 Acorn Drive

Meltham, Holmfirth, HD9 5AH

A beautiful four double bedroom detached family home on the edge of this popular village with lovely views, plenty of off road parking and end of cul-de-sac position. The property has a large enclosed landscaped garden with paved, lawned and decked seating areas and has the benefit of solar panels and battery power storage. The accommodation briefly comprises hallway, lounge, dining kitchen, utility and down stairs WC. Integral garage. To the first floor are four double bedrooms, master with ensuite and a family bathroom. Plenty of off road parking and integral garage.

O.I.R.O £384,000

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- A SUPERB FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- IMMACULATE THORUGHOUT WITH MODERN FIXTURES AND FITTINGS
- LARGE LIVING/DINING KITCHEN WITH SEPARATE UTILITY
- GORGEOUS ENCLOSED PRIVATE REAR GARDEN
- SOLAR PANELS AND BATTERY POWER STORAGE
- OFF ROAD PARKING FOR THREE AND INTEGRAL GARAGE

Entrance

Integral Garage
18'9" x 15'10" (5.72m x 4.83m)

Lounge
14'3" x 11'6" (4.34m x 3.51m)

Dining Kitchen
23'11" x 8'8" (7.29m x 2.64m)

Utility
5'9" x 4'11" (1.75m x 1.50m)

Downstairs WC
5'8" x 4'11" (1.73m x 1.50m)

Landing

Master Bedroom
12'7" x 11'6" (3.84m x 3.51m)

Ensuite
6'3" x 5'5" (1.91m x 1.65m)

Bedroom 2
12'0" x 8'5" (3.66m x 2.57m)

Bedroom 3
10'11" x 10'5" (3.33m x 3.18m)

Bedroom 4
10'2" x 7'11" (3.10m x 2.41m)

Family Bathroom
7'0" x 5'6" (2.13m x 1.68m)

Garden & Parking



Directions



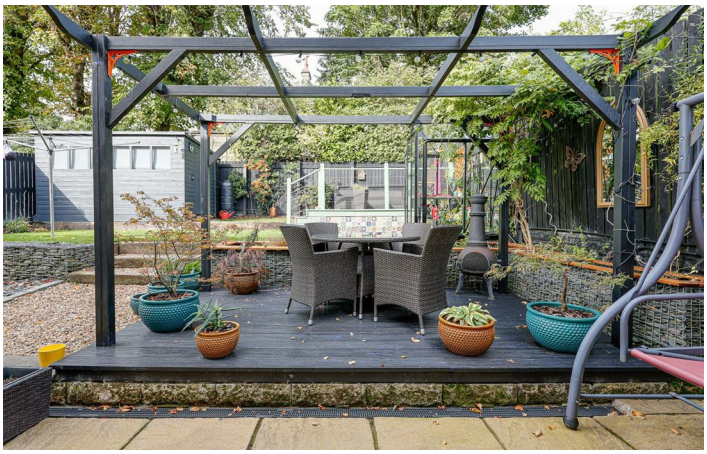






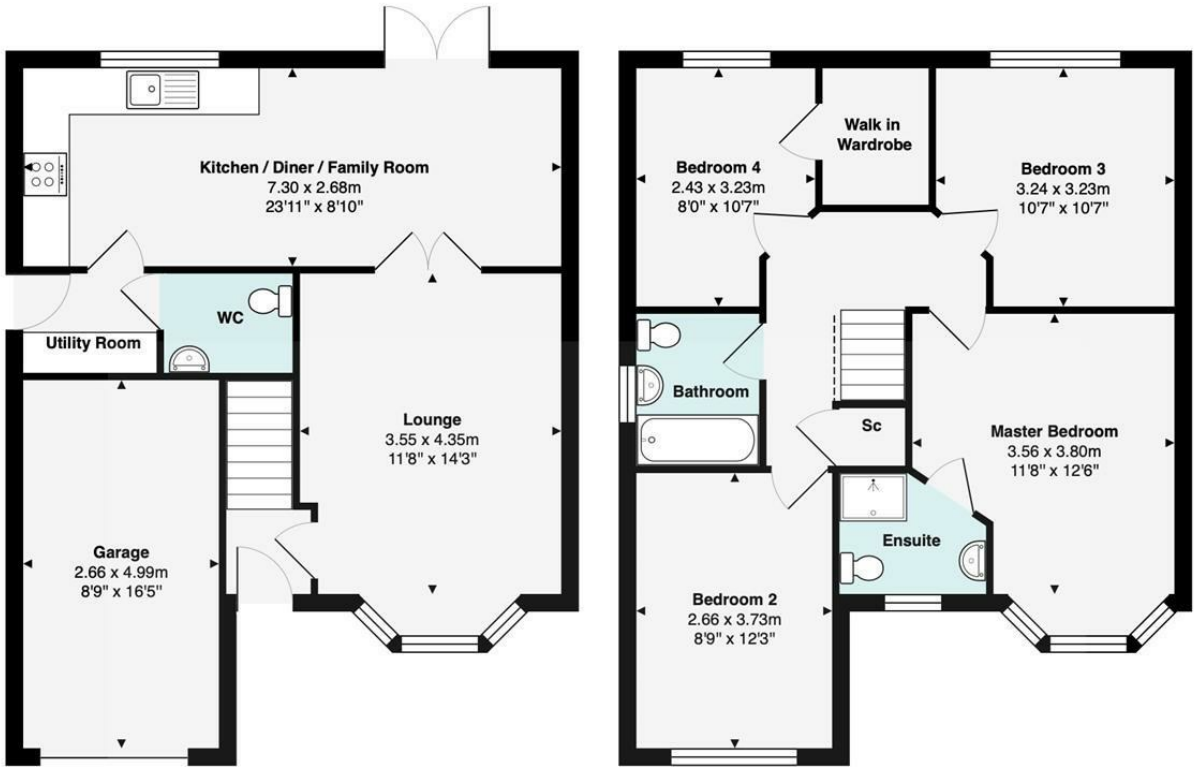








Floor Plan



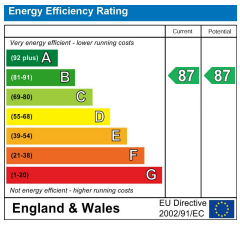
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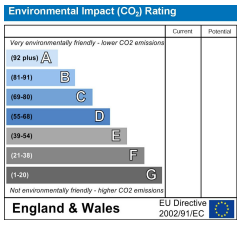
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Total Area: 117.0 m² ... 1259 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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