



**Poppy Gardens, Meltham Holmfirth HD9 5AQ**

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## **Poppy Gardens, Meltham Holmfirth**

IMMACULATE THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THE POPULAR VILLAGE OF MELTHAM AND CLOSE TO THE VIBRANT HOLMFIRTH TOWN. DRIVEWAY TO ACCOMMODATE AMPLE PARKING. ATTRACTIVE ENCLOSED REAR GARDEN. DINING KITCHEN, CLOAKROOM AND EN SUITE.

### **Summary**

Impressive three bedroom semi house, suitable for a young family or professionals. Set in the heart of Meltham, and perfectly placed for access to Meltham's amenities and local bus routes, with the added benefit of being located nearby to Meltham golf course and a short drive into Holmfirth village. The property is perfectly placed for commuting networks, well regarded schooling and beautiful countryside walks. Briefly comprises of:-entrance hallway, cloakroom, lounge, dining kitchen. To first floor are three bedrooms, with master en suite, and house bathroom. Externally to the front is a shrubbery area, with driveway to the side accommodate ample parking. With an attractive enclosed rear garden incorporating boxed planters and enclosed fence. Making it ideal for al fresco dining.

### **Accommodation**

#### **Entrance Hallway**

Enter though composite door in to hallway. Radiator.

#### **Cloakroom**

Modern corner wash hand basin, with low flush WC. Extractor and Radiator.

#### **Lounge**

16' 1" x 11' 9" ( 4.90m x 3.58m )  
Neutrally decorated carpeted lounge with double glaze window to front aspect.

#### **Dining Kitchen**

Impressive spacious dining kitchen, that is the hub of this home. There is plenty of natural light flooding in through the double glazed windows and french doors, taking in the rear aspect onto the garden. This Wren shaker style kitchen was fitted in

2024, with a good range of wall and base units, with laminate work top. Also housing the ideal boiler. Further complimented by integral fridge freezer, slimline dishwasher, plumbing for washing machine oven and gas hob with chrome style extractor hood over with an attractive gloss splash back. There is also a door into useful understairs storage cupboard.

#### **First Floor Landing**

Carpeted staircase leads to this first floor landing. With loft access, radiator.

#### **Master Bedroom**

11' 6" plus robe x 8' 5" ( 3.51m plus robe x 2.57m )  
This neutrally decorated carpeted bedroom, with built in double wardrobe. Double glazed window to front aspect. Radiator.

#### **En Suite**

An attractive white three piece suite, with tiled shower cubicle, with mira shower. Pedestal wash hand basin and low flush WC. Laminate style floor covering. Obscured double glazed window. Radiator and extractor fan.

#### **Bedroom Two**

10' 2" x 8' 6" ( 3.10m x 2.59m )  
Carpeted spacious double second bedroom. Double glazed window to rear garden.

#### **Bedroom Three**

8' 9" x 6' 3" ( 2.67m x 1.91m )  
Carpeted bedroom with double glazed window to the front aspect.

#### **House Bathroom**

Modern white bathroom suite, comprising of bath



with shower over. Tiled walls. Pedestal wash hand basin and low flush WC. Laminate tiled floor covering. Radiator. Obscured double glazed to rear.

**External**

To the front of the property is a shrubbery area, to the side is a tarmaced driveway for ample parking. To the rear is an attractive fenced garden with steps to laid to lawn garden, and timber boxed planters.



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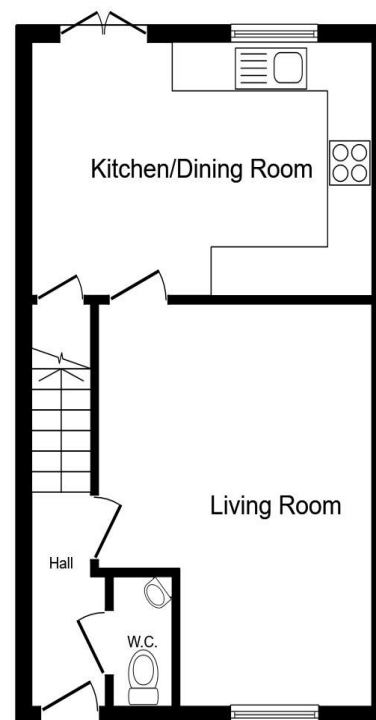
- Modern Three Bedroom Semi Detached
- Driveway To The Side
- Dining Kitchen
- Cloakroom
- En Suite

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

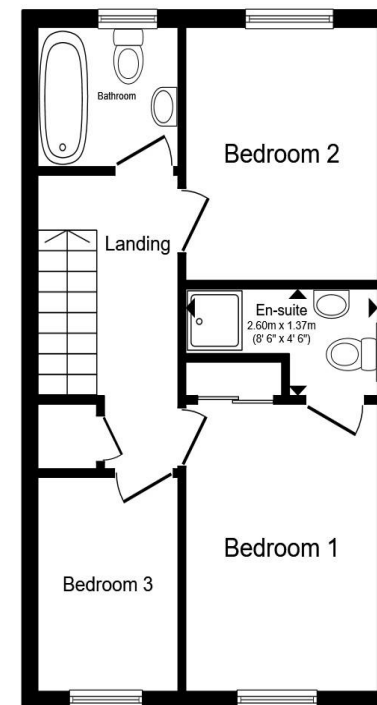
# £250,000

### directions to this property:

Leave Holmfirth centre via Woodhead Road and after a short distance fork right up Greenfield Road. Proceed to the Ford Inn and here turn right down Thick Hollins Road. Turn left onto Netherthong Road. At the roundabout continue straight onto Station St/B6107, at the second roundabout take the first exit onto Slaithwaite Road. Turn right onto Helme Lane and then right onto Thomas Wroe Way, then right onto Poppy Gardens where the property can be found on the left hand side.



Ground Floor



First Floor

Total floor area 75.2 m<sup>2</sup> (810 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
HMF108790 - 0004

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