



12 Helme Fold

Meltham, Holmfirth, HD9 5AX

A stunning and spacious three bedroom semi detached family home tucked away in this sought after location with woodland views, enclosed garden and off road parking. The property is beautifully presented and immaculate throughout with luxury touches including fitted wardrobes, quartz work tops and full bathroom tiling. The accommodation briefly comprises entrance hall area, down stairs WC, dining kitchen, large lounge, three good sized first floor bedrooms, master with ensuite and family bathroom. Enclosed rear garden, woodland views and off road parking.

NO VENDOR CHAIN.

£275,000

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- THREE BEDROOM SEMI DETACHED FAMILY HOME
- CONTEMPORARY AND IMMACULATE THROUGHOUT
- SMART DINING KITCHEN AND BEAUTIFULLY LIGHT LOUNGE
- MASTER WITH ENSUITE AND FITTED WARDROBES
- ENCLOSED REAR GARDEN AND OFF ROAD PARKING SPACES
- NO VENOR CHAIN - BALANCE OF BUILDERS GUARANTEE

Entrance	Bedroom 2
WC/cloakroom	11'5" x 9'3" (3.48m x 2.82m)
6'3" x 3'0" (1.91m x 0.91m)	Bedroom 3
Dining Kitchen	9'7" x 6'8" (2.92m x 2.03m)
14'2" x 13'8" (4.32m x 4.17m)	Garden
Lounge	Parking
16'4" x 16'0" (4.98m x 4.88m)	
First Floor Landing	
Family Bathroom	
6'7" x 6'2" (2.01m x 1.88m)	
Master Bedroom	
13'9" x 9'3" (4.19m x 2.82m)	
Ensuite	
6'8" x 4'5" (2.03m x 1.35m)	

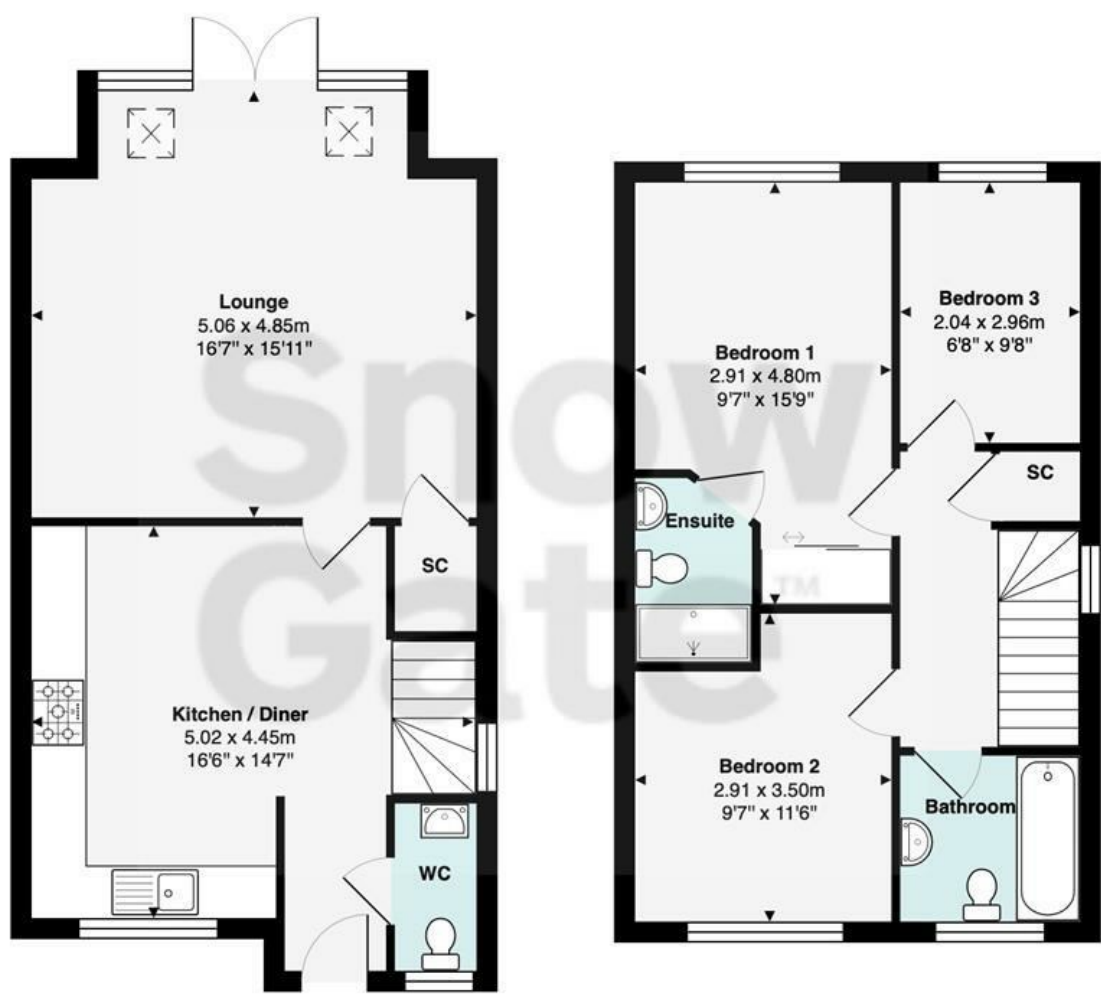
Directions





Floor Plan

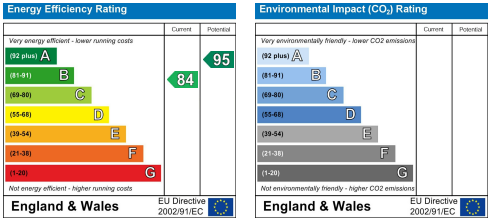
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Total Area: 89.8 m² ... 967 ft²

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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