



Snow Gate™

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16 The Grove

Meltham, Holmfirth, HD9 4EH

A fabulous opportunity to purchase this four double bedroom detached family home which is now ready for a programme of cosmetic modernisation. There are lovely garden and woodland views to the rear and plenty of off road parking to the front of the integral garage. Available with no vendor chain the property briefly comprises entrance hallway, snug/home office, downstairs WC, dining kitchen, lounge and dining room. Utility and integral double garage. To the first floor are four double bedrooms, master with ensuite and a family bathroom. Generous plot.

NO VENDOR CHAIN.

£500,000

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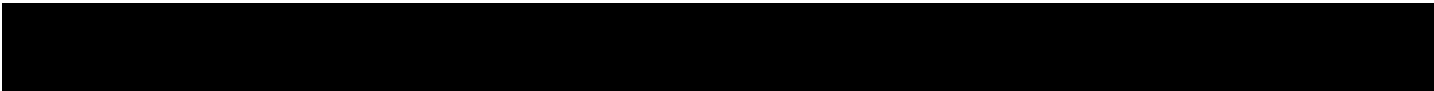


- FOUR BEDROOM DETACHED FAMILY HOME ON A GENEROUS PLOT
- MASTER BEDROOM WITH DRESSING ROOM AND ENSUITE
- SNUG/FAMILY ROOM, LOUNGE, DINING ROOM AND DINING KITCHEN
- BEAUTIFUL PRIVATE GARDEN AND WOODLAND VIEWS
- READY FOR A PROGRAMME OF COSMETIC IMPROVEMENT
- INTEGRAL DOUBLE GARAGE AND PLENTY OF OFF ROAD PARKING

Entrance	Dressing Room
Snug 8'10" x 8'5" (2.69m x 2.57m)	6'11" x 4'2" (2.11m x 1.27m)
Dining Kitchen 16'2" x 18'4" max (4.93m x 5.59m max)	Jack n Jill Ensuite 9'9" x 6'6" (2.97m x 1.98m)
Utility 5'8" x 5'4" (1.73m x 1.63m)	Bedroom 2 11'11" x 9'11" (3.63m x 3.02m)
Lounge 20'0" x 11'11" (6.10m x 3.63m)	Bedroom 3 13'0" x 9'2" (3.96m x 2.79m)
Dining Room 12'6" x 9'10" (3.81m x 3.00m)	Bedroom 4 13'8" x 10'10" (4.17m x 3.30m)
First Floor Landing	Family Bathroom 6'9" x 6'7" (2.06m x 2.01m)
Master Bedroom 13'8" x 11'10" (4.17m x 3.61m)	Double Garage 19'10" x 16'0" (6.05m x 4.88m)
	Off Road Parking and Gardens

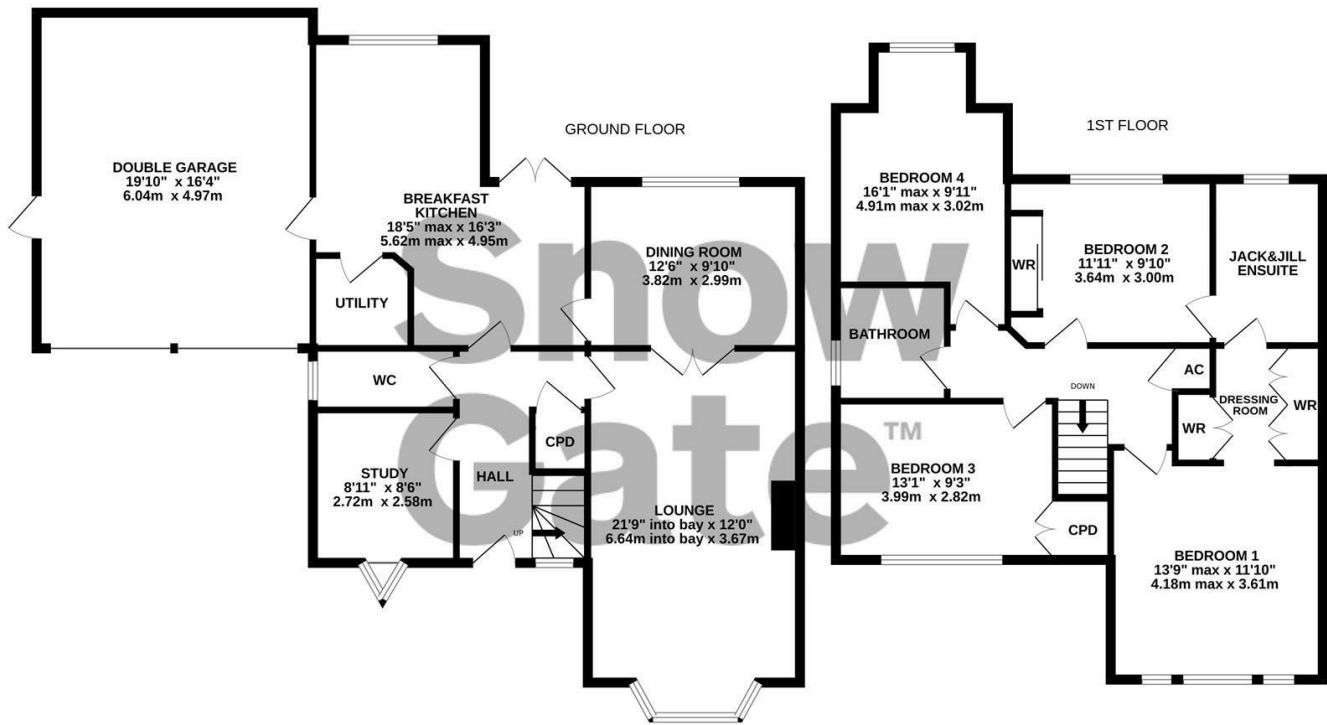


Directions



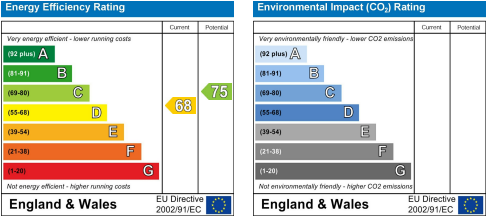


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800
Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801
snowgate.co.uk