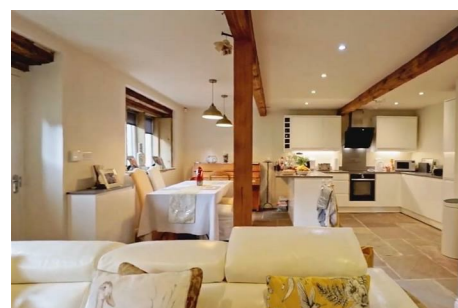




# Snow Gate™

Estate  
agency  
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properly



## 3 Heady Fields, Wilshaw Road

Meltham, Holmfirth, HD9 4JG

UNFURNISHED: A three double bedroom character home in this beautiful rural position with stunning views between Meltham, Honley and Holmfirth centres. Available end January/beginning February the property has been newly decorated and carpeted throughout and briefly comprises open plan living accommodation with integral appliances and separate utility area. Flagged floors, mullion windows and exposed beams. Rear lobby with downstairs wc. First floor landing, three double bedrooms, master with ensuite and family bathroom. Front and rear gardens and off road parking.

£1,500 Per Calendar Month

# 3 Heady Fields, Wilshaw Road

Meltham, Holmfirth, HD9 4JG



- THREE DOUBLE BEDROOM CHARACTER COTTAGE ADJOINING THE GOLF COURSE
- NEWLY CARPETED AND DECORATED THROUGHOUT
- EXPOSED BEAMS, MULLION WINDOWS AND SOLID FUEL STOVE
- OPEN PLAN LIVING/DINING KITCHEN WITH FLAGGED FLOOR
- STUNNING RURAL LOCATION BETWEEN MELTHAM AND HOLMFIRTH
- AMAZING VIEWS - FRONT AND REAR GARDENS AND OFF ROAD PARKING
- AVAILABLE END OF JAN/EARLY FEB
- COUNCIL TAX BAND D
- BOND £1500

## Entrance

26'8" x 17'11" (8.13m x 5.46m)

## Rear Lobby

## WC

6'0" x 2'11" (1.83m x 0.89m)

## First Floor Landing

## Master Bedroom

11'8" x 9'6" (3.56m x 2.90m)

## Ensuite

8'6" x 5'6" (2.59m x 1.68m)

## Bedroom 2

12'1" x 8'7" (3.68m x 2.62m)

## Bedroom 3

11'11" x 8'1" (3.63m x 2.46m)

## Bathroom

6'10" x 5'9" (2.08m x 1.75m)

## Gardens

## Off Road Parking



## Directions





Floor Plan

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.

