



## 26 West Nab View

Meltham, Holmfirth, HD9 5RY

This superb stone built detached house is the last remaining property of this type on this low density bespoke development by the respected and local Vogue Homes and is now nearing completion and awaiting the new owners to customise the final finish to their own tastes including Daval kitchen and tiling to all bathrooms, kitchen and utility. The property occupies a stunning position with gorgeous views to front and rear and beautiful countryside just a short walk away as well as having all the local village amenities within walking distance.

The accommodation briefly comprises: entrance hall, downstairs wc, lounge, open plan living/dining kitchen with bifold doors to the garden, utility, spacious and light landing, 4 double bedrooms, 2 with en-suites and a family bathroom. To the front of the home is a double width block paved driveway for off road parking which leads to the integral garage. To the rear is a private enclosed paved and lawned level garden.

As you would expect the property has a 10 year builders guarantee and has high quality modern finishes throughout including under floor heating to the ground floor, inbuilt solar panels with option for batteries and a Electric Vehicle charging point.

£560,000

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- FOUR KINGSIZE BEDROOM (TWO WITH EN-SUITES) DETACHED FAMILY HOME
- BEAUTIFUL VIEWS TO FRONT AND REAR, PRIVATE GARDEN, GARAGE AND OFF ROAD PARKING
- SEPARATE LOUNGE AND OPEN PLAN LIVING/DINING KITCHEN
- CHOICE OF SUPERB QUALITY DAVAL KITCHEN WITH QUARTZ WORK SURFACE
- GROUND LEVEL UNDERFLOOR HEATING AND SOLAR PANELS
- LAST OF THIS TYPE - AVAILABLE NOW - 10 YEAR BUILDERS GUARANTEE

## Entrance

## Lounge

17'5" x 11'2" (5.31m x 3.40m)

## Cloakroom/WC

5'7" x 3'4" (1.70m x 1.02m)

## Open Plan Living and Dining

## Kitchen

25'5" x 17'2" (7.75m x 5.23m)

## Utility

6'5" x 6'4" (1.96m x 1.93m)

## Garage

20'1" x 9'8" (6.12m x 2.95m)

## First Floor Landing

## Master Bedroom

17'11" x 11'0" (5.46m x 3.35m)

## Master Ensuite

10'8" x 4'7" (3.25m x 1.40m)

## Bedroom 2

13'7" x 10'1" (4.14m x 3.07m)

## Ensuite 2

7'0" x 5'2" (2.13m x 1.57m)

## Bedroom 3

13'7" x 9'6" (4.14m x 2.90m)

## Bedroom 4

13'8" x 8'6" (4.17m x 2.59m)

## Family Bathroom

11'0" x 6'2" (3.35m x 1.88m)

## Off Road Parking

## Enclosed Rear Garden



## Directions



