



Snow Gate™

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**233 Huddersfield Road
Meltham, Holmfirth, HD9 4BU**

A lovely, nearly new, three bedroom townhouse with the balance of the builders guarantee remaining. Immaculate throughout with contemporary fixtures and fittings and integral appliances the property has gated off road parking, enclosed lawned garden and woodland views. Briefly comprises entrance hallway, downstairs WC, lounge and dining kitchen, three first floor bedrooms and family bathroom. Enclosed garden and off road parking. To the front is a spacious paved area with space for secure storage. Gas central heating, double glazing and electric car charge point. Ideally situated a short walk along Meltham Greenway to the local amenities of Meltham, Folly Dolly Falls and village parks.

£250,000

233 Huddersfield Road

Meltham, Holmfirth, HD9 4BU



- THREE BEDROOM END TOWNHOUSE
- MODERN AND CONTEMPORARY THROUGHOUT
- SPACIOUS DINING KITCHEN WITH INTEGRATED APPLIANCES
- EDGE OF VILLAGE LOCATION WITH WOODLAND VIEWS
- BALANCE OF BUILDERS GUARANTEE (6 YEARS REMAINING)
- GATED OFF ROAD PARKING AND ENCLOSED LAWNED GARDEN

Entrance

WC/Cloakroom

4'10" x 2'11" (1.47m x 0.89m)

Bathroom

7'8" x 7'7" (2.34m x 2.31m)

Garden and Parking

Dining Kitchen

19'8" x 8'6" (5.99m x 2.59m)

Lounge

15'9" x 15'6" (4.80m x 4.72m)

First Floor Landing

Master Bedroom

15'8" x 9'7" (4.78m x 2.92m)

Bedroom 2

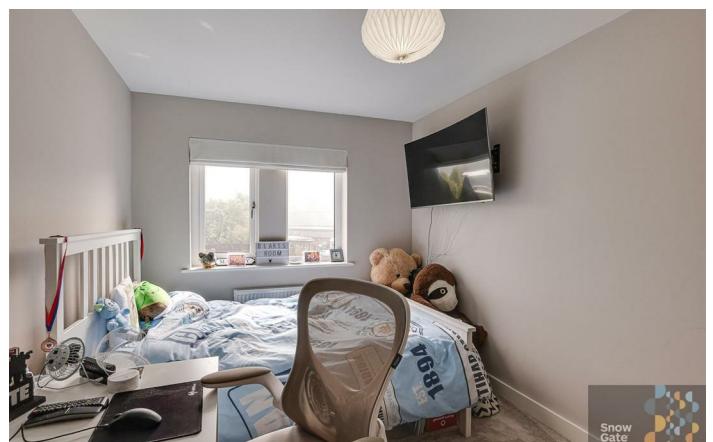
14'1" x 8'6" (4.29m x 2.59m)

Bedroom 3

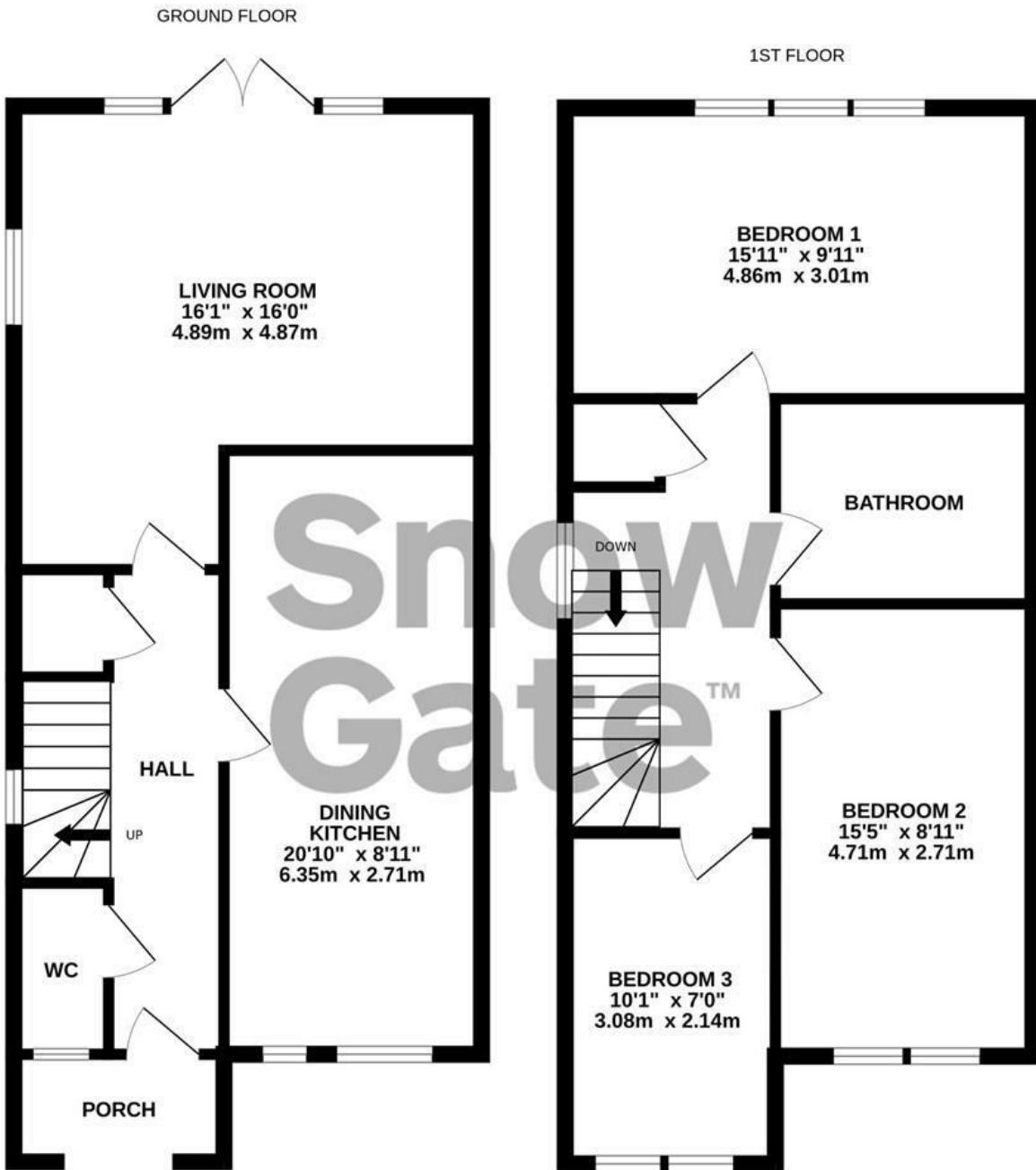
9'8" x 7'1" (2.95m x 2.16m)



Directions



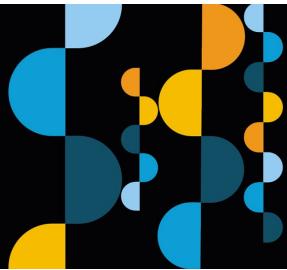
Floor Plan



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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