



# 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

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

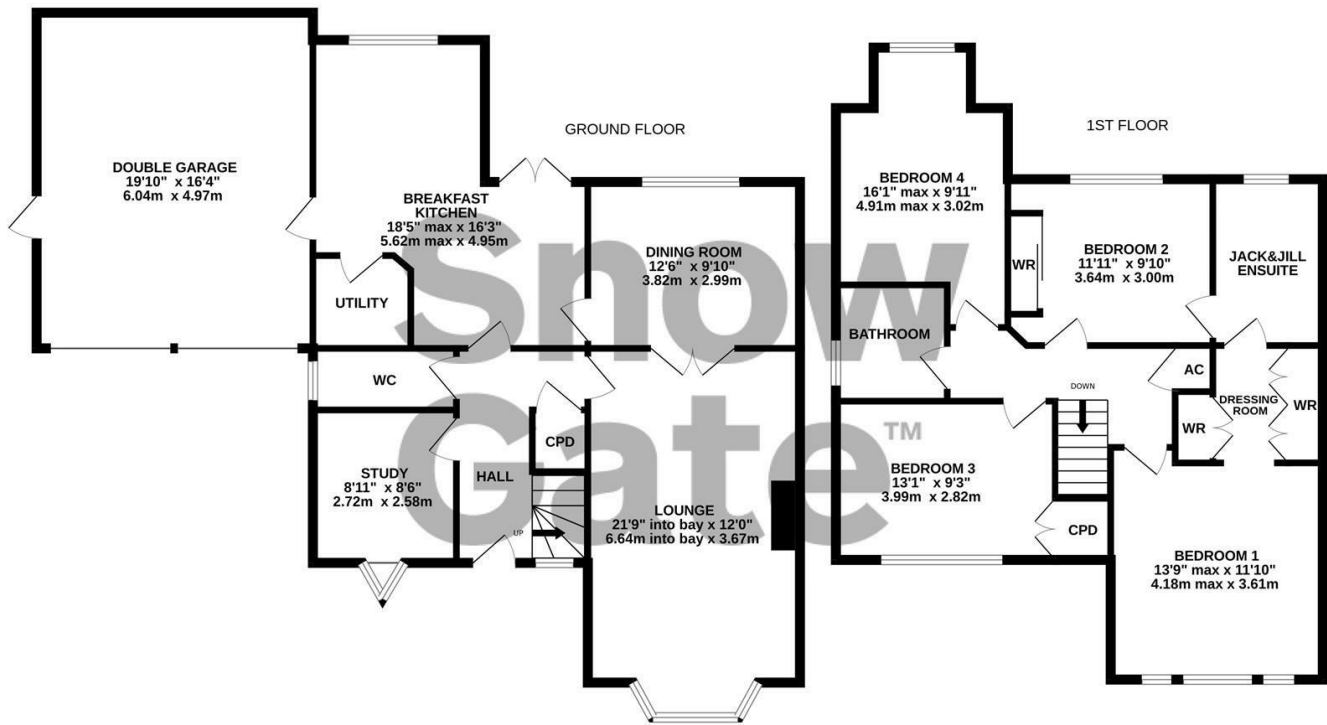


Directions



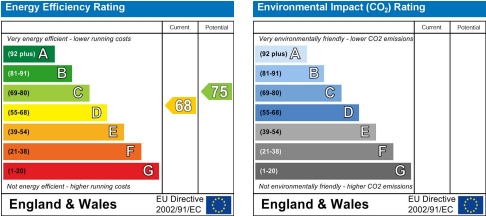


Floor Plan



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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