

37 West Nab View

Meltham, Holmfirth, HD9 5RY

AVAILABLE FOR IMMEDIATE OCCUPATION is this NEW BUILD five kingsized bedroom (three with en-suites) family showhome with a show stopper open plan living and dining kitchen with bi-fold doors to the outside tucked away above the village centre with gorgeous views, large level garden and luxurious brand new fixtures and fittings all with a 10 year guarantee. Vogue Homes build exceptional quality properties in and around the Holme Valley and have a reputation for innovative bespoke designed homes in picturesque locations. The spacious accommodation runs to approximately 2850 square feet over three floors and has exceptional features including under floor heating throughout the ground floor, solar panels with battery options, integral appliances such as Quooker boiling water tap and Davaal kitchen including island unit and quartz work surface.

£735,000

37 West Nab View

Meltham, Holmfirth, HD9 5RY



- SUBSTANTIAL FIVE KINGSIZE BEDROOMED (3 ENSUITES) DETACHED FAMILY HOME
- UNDERFLOOR HEATING, SOLAR PANELS (BATTERY OPTIONS) AND EV POINT
- NEW BUILD READY FOR IMMEDIATE OCCUPATION WITH 10 YEAR GUARANTEE
- PRIVATE POSITION WITH BEAUTIFUL VIEWS
- HUGE LUXURIOUS GROUND FLOOR OPEN PLAN LIVING AND DINING KITCHEN
- INTEGRAL DOUBLE GARAGE, OFF ROAD PARKING AND LARGE LEVEL GARDEN

Entrance

Hallway

17'9" x 13'0" (5.41m x 3.96m)

Shower Room/WC

8'6" x 5'8" (2.59m x 1.73m)

Guest Bedroom (2)

15'11" x 11'10" (4.85m x 3.61m)

Lounge

19'5" x 16'4" (5.92m x 4.98m)

Integral Double Garage

19'11" x 18'11" (6.07m x 5.77m)

Lower Ground Floor

Utility Room

11'6" x 5'11" (3.51m x 1.80m)

WC

4'0" x 2'8" (1.22m x 0.81m)

Living/Dining Kitchen

32'7" x 19'3" (9.93m x 5.87m)

First Floor Landing

Master Bedroom

12'8" x 12'1" (3.86m x 3.68m)

Dressing Room

8'8" x 6'0" (2.64m x 1.83m)

Master Ensuite

7'10" x 6'1" (2.39m x 1.85m)

Bedroom 3

13'11" x 8'5" (4.24m x 2.57m)

Ensuite

7'7" x 6'3" (2.31m x 1.91m)

Bedroom 4

16'3" x 10'1" (4.95m x 3.07m)

Bedroom 5

16'3" x 9'4" (4.95m x 2.84m)

Family Bathroom

13'1" x 5'10" (3.99m x 1.78m)

Enclosed Garden

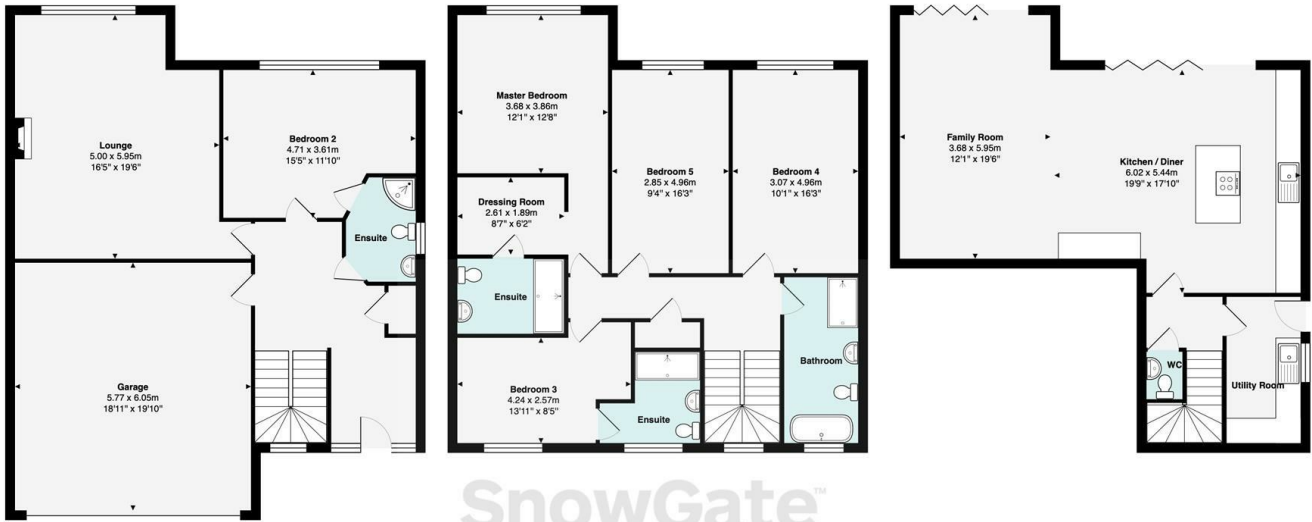
Front Garden and Parking



Directions



Floor Plan



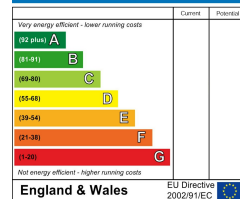
West Nab View, Meltham, Holmfirth, HD9 5RY

Total Area: 265.1 m² ... 2853 ft²

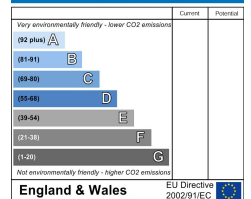
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Estate
agency
done
properly

Snow
Gate™

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