

Peter David

Properties Ltd

Residential Sales and Lettings



1 Thomas Wroe Way

Meltham, Holmfirth, HD9 5AN

Offers in the region of £300,000



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Entrance Hallway

Accessed via a composite door, this entrance hallway has a staircase providing access to the first floor accommodation. The hallway benefits from a neutral carpet, which flows throughout the property. Access to the living room, the kitchen/diner, dining room/second reception room and the ground floor WC. Also benefiting from a large cloakroom and storage cupboard.

Living Room

Leading from the entrance hallway this dual aspect living room extends across the full width of the house. There is plenty of natural light from a large PVCu window to the front and PVCu french doors which lead out to the rear garden.

WC

A useful ground floor WC room with a hand basin.

Kitchen/Diner

A spacious dual aspect kitchen/diner, with cottage style matching wall and base units and solid wood work surfaces. Featuring integral gas hob, electric oven, extractor fan, fridge freezer, dishwasher, a washer/dryer and an inset stainless steel sink and drainer. The kitchen also benefits from tiled splash backs and Amtico flooring, There is ample space for a large dining table. PVCu French doors lead onto into the rear garden. Additionally there are two PVCu windows to the side aspect, and one PVCu window to the rear aspect.

Reception Room Two

A dual aspect dining/second reception room with PVCu window to the front and side aspect. This room could be used for a variety of purposes (dining room/bedroom/snug/office)

Landing

Access to all first floor accommodation and PVCu window to the rear elevation. Loft access.

Master Bedroom

A generous dual aspect master bedroom with large built-in wardrobes featuring glass sliding doors. PVCu windows, one to side and one to the rear elevation.

En-Suite

A partially tiled three piece En-suite, comprising: WC, wash basin and a large double shower. Benefiting from vinyl flooring. PVCu window to side elevation.

Bedroom Two

A second dual aspect double bedroom with PVCu window to side and front elevation.

Bedroom Three

A third double bedroom with PVCu window to front elevation.

Bedroom Four

A fourth bedroom with PVCu window to rear elevation.

House Bathroom

A partially tiled house bathroom comprising three piece suite with WC, hand basin and bath with overhead rain shower with glass screen. Also benefiting from vinyl flooring.

Garage

A single detached garage with up and over door, Benefiting from both electrics and lighting

Exterior

Externally the property benefits from a driveway

providing access to a single detached garage and parking for up to three cars. There is a garden to the front with mature shrubs. and to the rear a garden with both a patio and a lawn and abundance of wild flowers and mature shrubs - perfect for entertaining guests, children or a keen gardener! Also benefiting from an outside tap and timber fence surrounding the garden.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

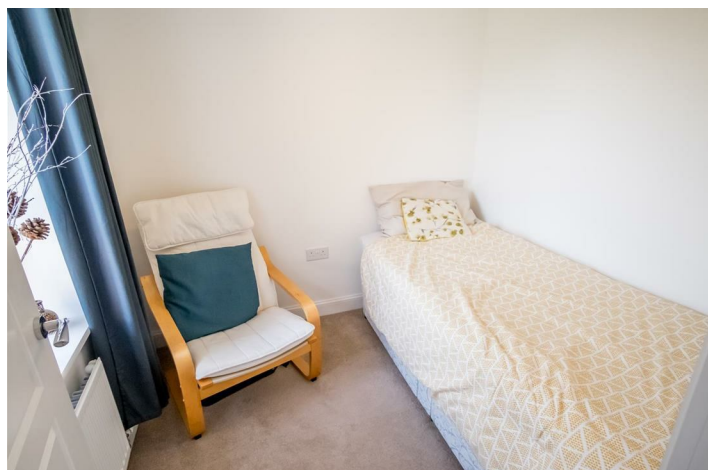
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are

contemplating travelling some distance to view the property.

3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**



Road Map



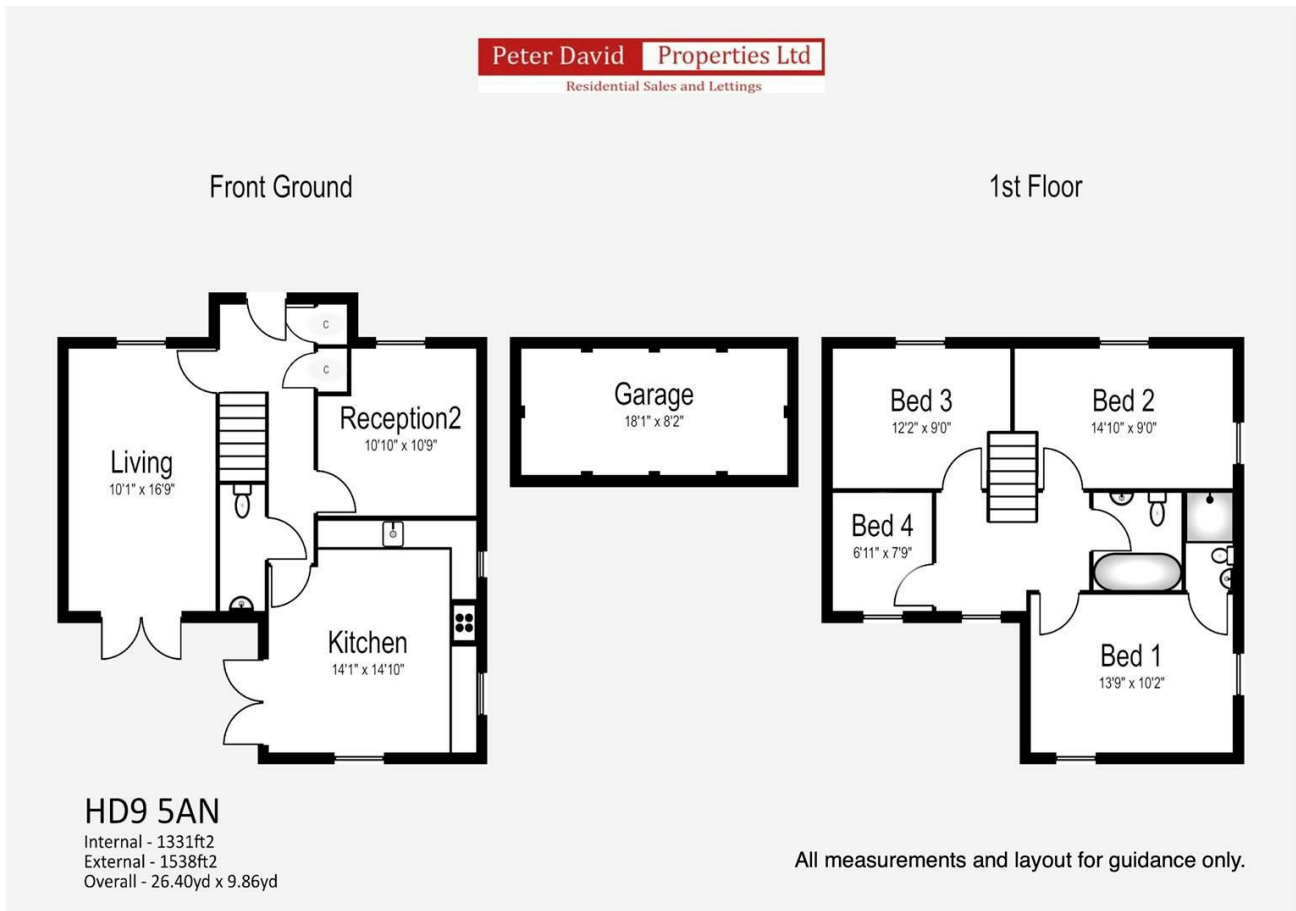
Hybrid Map



Terrain Map



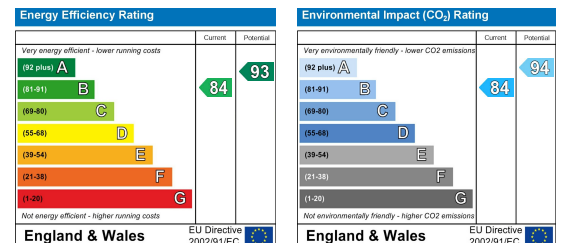
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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