

Peter David

Properties Ltd

Residential Sales and Lettings



25 Cop Hill View

Meltham, Holmfirth, HD9 5AL

Price guide £285,000

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Entrance Hallway

Accessed via a composite door, this light entrance hallway has a staircase providing access to the first floor accommodation. The hallway benefits from a grey carpet which extends throughout the property, providing access to the living room, the kitchen/diner and the ground floor WC. Also benefiting from a large 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 side aspect and PVCu french doors which lead out to the garden.

Kitchen/Diner

A spacious and beautifully appointed dual aspect kitchen/diner, with modern hi-gloss cashmere matching wall and base units and dark grey laminate work surfaces. Featuring integral gas hob, electric oven, extractor fan an inset stainless steel sink and drainer. The kitchen also benefits from stainless steel splash back, wood effect vinyl flooring, grey wood blackout blinds and a large under stair storage cupboard. There is ample space for a dining area. With two PVCu windows to the side aspect, PVCu window to the front aspect and an external PVCu door to the rear aspect with access to the driveway.

WC

A useful WC room with a hand basin, wood effect vinyl flooring and PVCu window to the front aspect.

Landing

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

Master Bedroom

A good sized master bedroom with large built-in wardrobe and mirrored sliding doors, two PVCu windows to the front elevation both featuring white wood black out blinds.

En-suite

A partially tiled modern en-suite bathroom with three piece suite comprising; double shower cubicle, hand basin and WC. Also benefiting from a mirrored wall cabinet and wood effect vinyl flooring. PVCu window to side elevation.

Bedroom Two

A second double bedroom also benefiting from built in wardrobes with mirrored sliding doors and an additional large storage cupboard. Two PVCu windows to the front aspect with white wood blackout blinds.

Bedroom Three

A single bedroom with PVCu window to the side elevation. Pleasant far reaching views can also be appreciated from this room.

House Bathroom

A partially tiled house bathroom with three piece suite comprising of WC, hand basin and bath. Also featuring a mirrored wall cabinet, wood vinyl effect flooring and PVCu window to the rear elevation.

Exterior

Externally this property has been landscaped to a high standard, with gardens to three sides and abundance of pleasant planting and a front gravel and rockery area., to the rear there is a private driveway for two cars leading to a single detached garage and to the side a beautiful private enclosed garden with decking and

spot lightning feature to the decking area, a HOT-TUB, grassed area and summer house with seating. Benefiting from outside electric sockets, lighting and outside tap.

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.

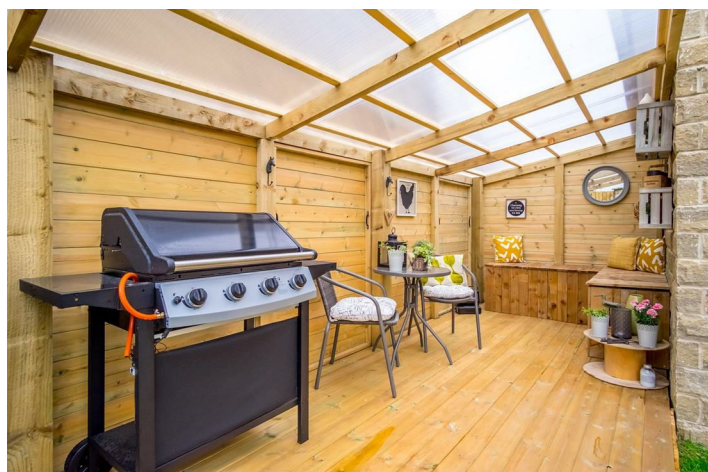
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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



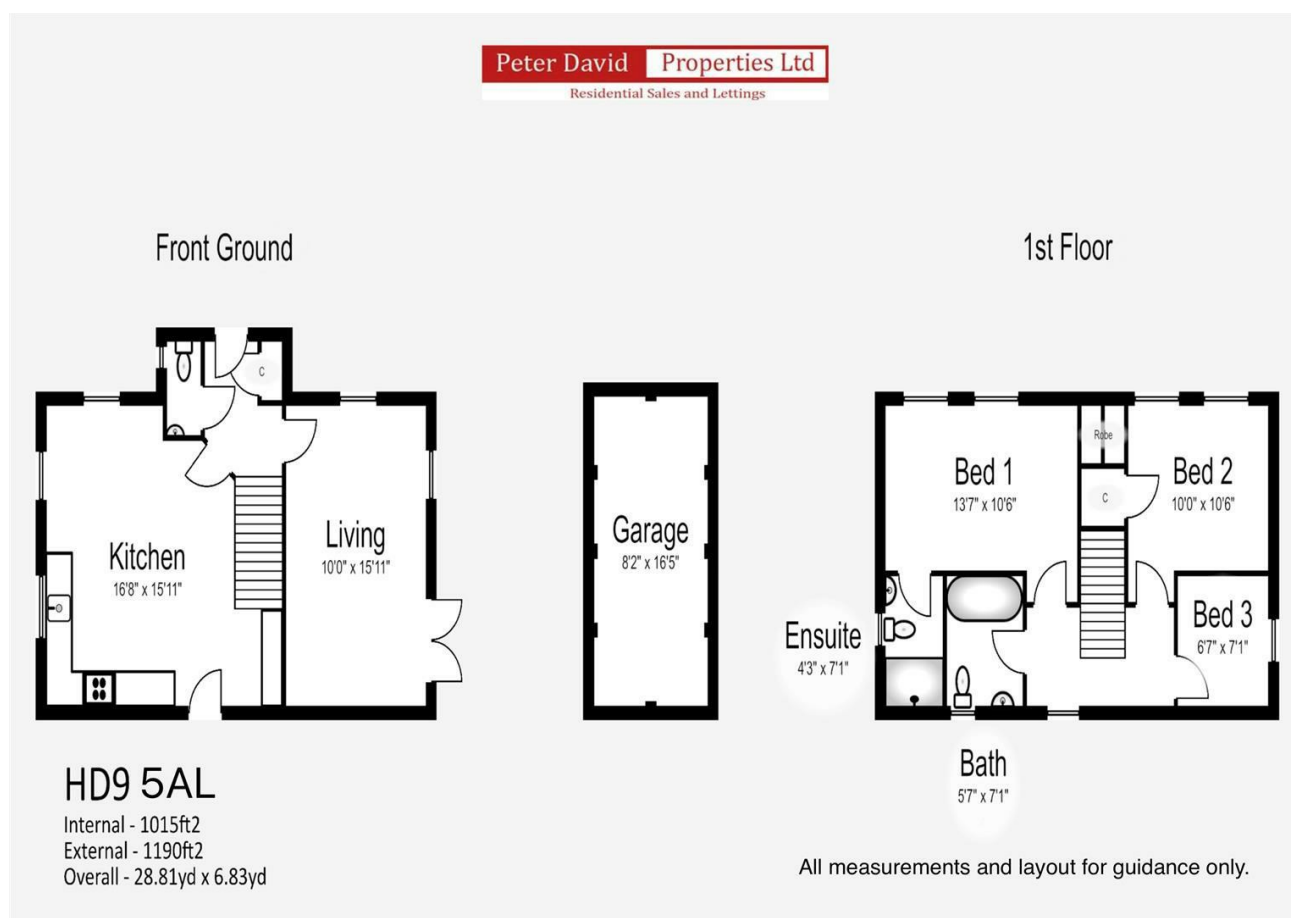
Hybrid Map



Terrain Map



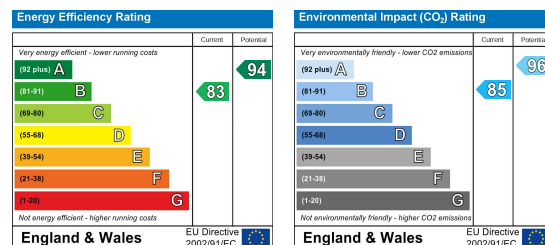
Floor Plan



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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