



14 West Nab View, Meltham

This superb stone built detached house was constructed circa 2021 and completed to an excellent modern standard throughout with high quality fixtures and fittings. It enjoys a pleasant setting amongst other high quality homes with superb open countryside just a short walk away. The accommodation comprises: entrance hall, downstairs wc, lounge, stunning living / dining kitchen with 2 sets of bifolding doors, utility, landing, 4 double bedrooms, 2 en-suites and a family bathroom. It benefits from high quality modern fittings throughout, gas central heating (underfloor heating downstairs and all bathrooms) and uPVC double glazed windows. Externally you will find a double width block paved driveway to the front leading to the integral garage, lawned garden and a larger enclosed garden to the rear.

Holmfirth

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Accommodation:

GROUND FLOOR

Entrance Hall

Featuring a composite entrance door with inset glazed panels, inset spotlights to the ceiling and staircase leading to the first floor.



Lounge **11'10" x 17'4" (19'10" max)**

A good sized living room with bay window to the front, further window to the side and a recessed fireplace with stone hearth and oak lintel – a class 1 flue is installed allowing the scope to install a log burning stove if required.

Downstairs WC

With low flush wc, vanity washbasin and extractor.



Living Kitchen 25'4" x 13'11" (12'2" min)

This amazing kitchen features two sets of bifolding doors out to the rear garden, making it perfect for entertaining and also features ample space to accommodate and dining table and seating area. The kitchen area is fitted with an excellent range of shaker style base units with quartz worksurfaces, inset 1 1/2 bowl sink unit with mixer tap, microwave, dishwasher, full height fridge and freezer. A matching island unit accommodates 2 Bosch ovens, 5 ring gas hob with extractor over, 2 wine fridges and an overhanging breakfast bar. There are inset spotlights to the ceiling, 2 velux rooflights to the partly angled ceiling and Karndean flooring.

Utility 6'4" x 6'5"

With built in base units and wall cupboards, 1 1/2 bowl stainless steel sink unit with mixer tap, obscure glazed window to the side and personal access door into the garage.

Garage 19'9" x 9'8"

With remote controlled sectional up and over door, electric light and power supply, water point. It also houses the central heating boiler, pressurised hot water cylinder and underfloor heating manifold.

FIRST FLOOR



Landing

With oak and glazed balustrading around the stairs, inset spotlights to the ceiling, access, obscure glazed window to the side and recessed storage cupboard.



Bedroom 1 18' x 11'

A double bedroom with window to the rear enjoying the views, inset spotlights to the ceiling and central heating radiator.



Master En-suite 10'6" x 5'3"

A good sized en-suite with wall hung wc, twin wall mounted vanity washbasins, walk in shower with glazed sliding door, tiled floor, partly tiled walls, heated towel rail and extractor fan.



Bedroom 2 13'8" x 10'2"

Another double bedroom, featuring windows to the front, enjoying the pleasant outlook, inset spotlights to the ceiling and central heating radiator.



En-suite **6'8" x 5'**

Also finished and fitted to an excellent specification with low flush wc, vanity unit with ceramic washbasin, walk-in shower with glazed sliding door, tiled floor, partly tiled walls, inset spotlights to the ceiling, heated towel rail and extractor.



Bathroom **11' x 6'7"**

The house bathroom is also beautifully appointed with a low flush wc, wall hung vanity washbasin, bath and corner shower enclosure, inset spotlights to the ceiling, partly tiled walls, tiled floor, heated towel rail, obscure glazed window to the side and extractor fan.



Bedroom 3 **14'3" x 10'5"**

Again a double bedroom with windows to the rear, inset spotlights to the ceiling and central heating radiator.



Bedroom 4 **13'3" x 9'6"**

Also a double bedroom, with windows to the front, inset spotlights to the ceiling and central heating radiator.



OUTSIDE

To the front of the house there is a double width block paved driveway leading to the integral garage and a lawned garden area. Paths to either side lead to the rear garden which is enclosed by a wooden fence and features a lawn and a large Indian stone paved patio area. The outside space also benefits from an outside tap, electrical sockets and external feature lights.

Additional Information

The property is Freehold. Energy rating 84 (Band B), Council tax band E. The property also benefits from the remainder of a structural 10 year LABC warranty.

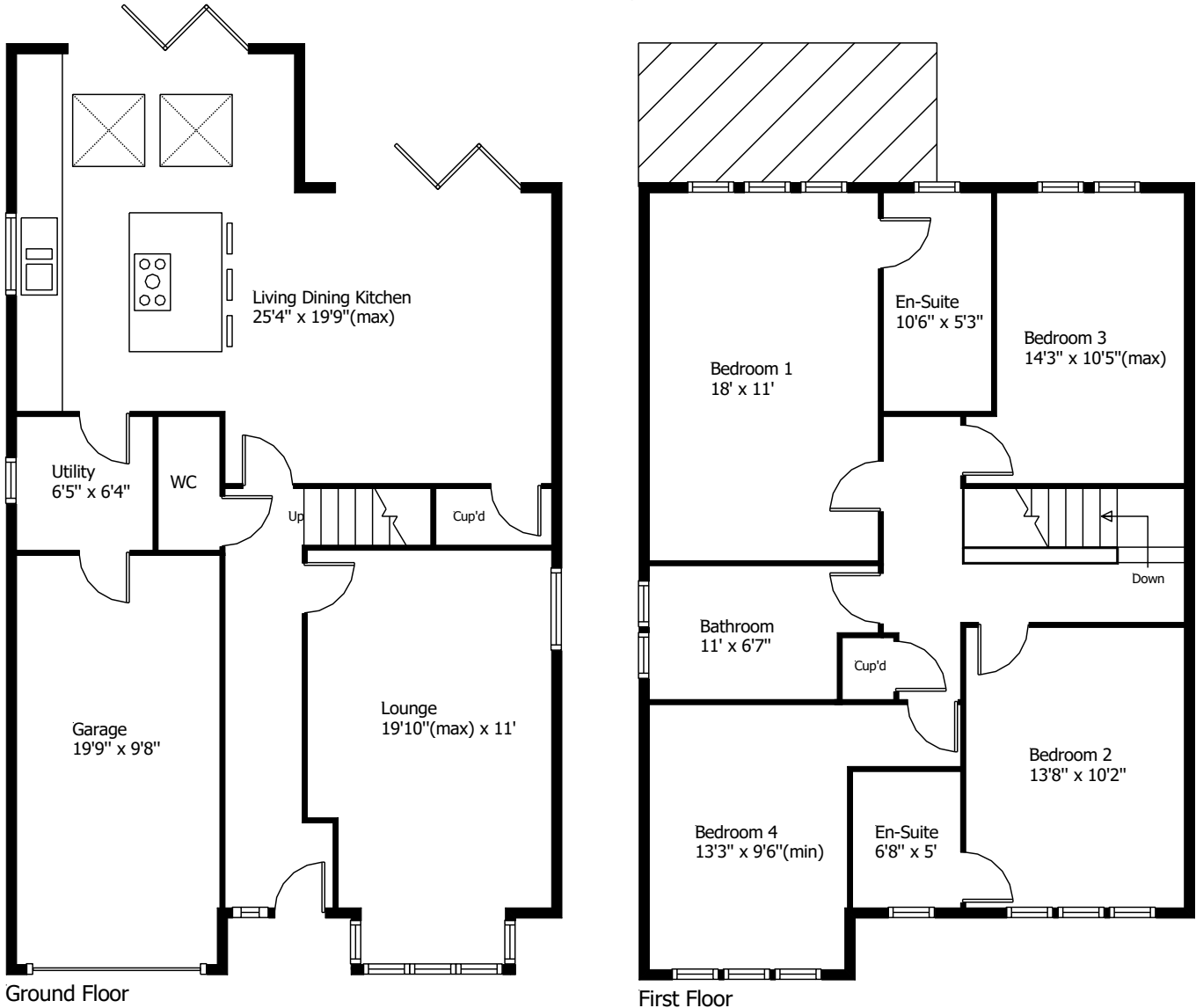
Viewing

By appointment with Wm Sykes & Son.

Location

Head out of Holmfirth on the A635 Greenfield Road to the Ford Inn Public House. Turn right here onto Thick Hollins Road and follow the road right through into the centre of Meltham. Turn left just before the church onto Greens End Road then left again onto Mill Moor Road. Continue along Mill Moor Road for approximately half a mile. West Nab View will be found on the right, just before the final row of cottages. The property is on the right hand side.

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