



Plots 5 – 10 West Nab View, Meltham

RESERVATIONS NOW BEING TAKEN

Phase 3 of this superb new development by Vogue Homes is now launched. West Nab View is enviably located on the edge of the village of Meltham and enjoys easy access to village amenities and breathtaking countryside close by. There are 3 pairs of semi-detached houses with in this phase comprising: entrance hall, lounge, dining kitchen with bifolding doors, downstairs wc, landing, 4 bedrooms, bathroom and en-suite. They are to be finished to an exceptional modern standard with high quality fittings throughout, gas central heating, uPVC double glazing and intruder alarm. Externally there are parking areas to the front and enclosed gardens to the rear. Reservations are now being taken and early reservations will have the opportunity to customise the internal finish.

Holmfirth

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About The Development

West Nab View is an exclusive development of high quality homes by local developer Vogue Homes. It is located off Millmoor Road in the popular village of Meltham and within easy walking distance of the village amenities whilst being on the edge of the picturesque open countryside. The development will feature a range of individually designed homes which will meet the demands of a range of buyers from terraced, semi detached and detached properties.

INTERNAL SPECIFICATION



Kitchen

- Nobilia Kitchen
- Choice of fitted kitchen units with soft close drawer systems and laminated worktops with upstand
- Integrated Hotpoint gas hob/electric double oven & extractor
- Double electric Hotpoint oven
- Stainless steel splash back to hob
- Integrated dishwasher & fridge freezer
- Under cupboard LED lighting
- Stainless steel sink
- Recessed LED downlights



Bathrooms & WC

- High quality cutting edge sanitaryware throughout supplied by the local experts Easy Bathrooms
- Wall hung basins throughout with chrome taps
- Separate shower unit and bath, with thermostatic bath filler in family bathroom
- En-suite shower, WC and basin
- LED illuminated mirror to both the family bathroom and en-suite
- Heated towel rail to main bathroom & en-suite
- The latest luxury porcelain tiles to bathroom walls (half height as standard) and floors
- Recessed LED downlights
- Shaver socket to family bathroom



Lounge

Heating & Electrics

- High efficiency gas fired boiler & central heating throughout
- TV cabling and sockets to master bedroom and lounge
- Fibre-to-the door cabling for high speed internet
- Security alarm, mains smoke & carbon monoxide detectors and wired front doorbell as standard
- Chrome switches and sockets as standard
- All downlights in brushed chrome
- Thermostatic controlled radiator valves throughout
- Energy saving insulation to cavity walls and roofspace as standard throughout
- Telephone point in lounge
- External lights to front and rear
- Spotlights throughout the ground floor, bathrooms, hallways and master bedroom

Finishes & Fittings

- White emulsion to ceilings.
- Choice of white or ammonite to walls
- Stylish oak veneer finish doors with satin chrome ironmongery
- White painted woodwork
- Stylish porcelain floor tiles to family bathroom, en-suite and WC
- Oak handrail and base rail; spindles in painted white

Floor Finishes

- Fully finished flooring throughout
- Carpet and underlay throughout – choice of colours available
- All bathrooms, WC, kitchen and utilities tiled floors – standard choices available plus upgrades

EXTERNAL SPECIFICATION

- All properties will be built of natural Yorkshire 140mm coursed stone with ashlar detailing
- Slate roof tiles
- Stylish anthracite grey double glazed UPVC windows (white internally), with chrome handles
- Composite 3-leaf bi-fold double glazed doors in anthracite grey, white internally
- Contemporary composite front door in anthracite grey, white internally
- Satin chrome ironmongery to all external doorsets
- Black UPVC guttering and downpipes
- Brushed stainless steel exterior lighting
- Stone walling & hit and miss privacy fencing to boundaries
- Timber side gates where applicable
- Turfed gardens
- Flagged patios and footpaths
- Block paving to drives and parking areas
- External tap
- External electric socket to front and rear
- Soft landscaping as per plan
- Electric vehicle charging point

Warranty

All homes come with a 10 year Premier Guarantee Structural Warranty as standard for complete piece of mind.

Customisation & Upgrades

Our team can help further enhance your home by advising you on the purchase on a range of selected items. The earlier in the build process you reserve your home the more options are available to you to add your style and personality. Please ask for details on upgrades:

- Selection of Quartz worktops
- Wine cooler
- Instant boiling Quooker tap
- Fully tiled walls in en-suites & bathrooms;
- Selection of wall and floor tiling upgrades

N.B.

Vogue Homes reserve the right to change the specification due to unavailability by 3rd party suppliers at any time during the development to items of a similar price and quality. The specification of these houses is correct at the time of print but may be subject to change as necessary and without notice. Computer generated images are for illustrative purposes only and may vary from the finished specification and design. Please enquire with the housebuilder or estate agent for up-to-date information.

Please Note

Property photographs are of a house of the same type on the development.

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. The development will be found on the right hand side, just before the final row of cottages.



Bedroom 2



Bedroom 3



Bedroom 4

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Bathroom



En-suite

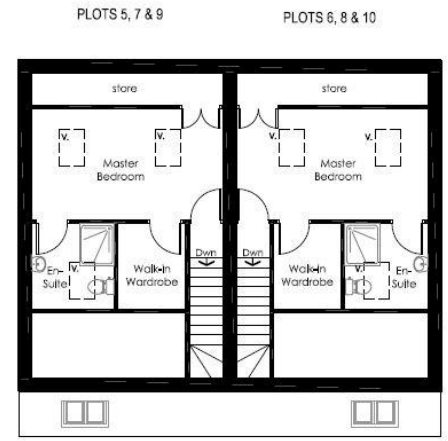
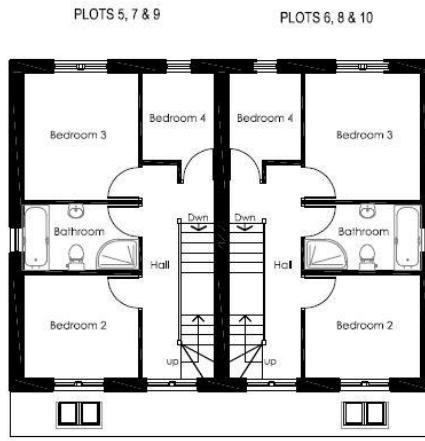
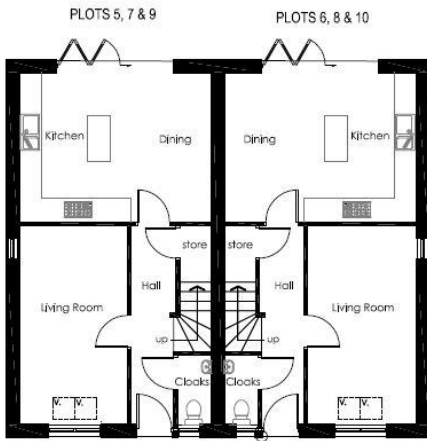


Bedroom 1



Garden





Ground Floor

Kitchen/Dining	3.9 x 5
Living Room	5.2 x 2.85 Max
Store	2.1 x 0.9
Cloaks	1.8 x 0.9
Hall	5.3 x 1

Dimensions in meters

First Floor

Bedroom 2	3 x 2.7
Bedroom 3	3.3 x 3
Bedroom 4	2.8 x 1.9 MAX
Bathroom	3 x 1.8

Second Floor

Bedroom 1	3.5 x 5 Max
En suite	2.4 x 2.6
Walk in wardrobe	2.4 x 1.7
Store	5 x 0.75



Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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