



The Hollows, Meltham, HD9 5LA

Starting at : £410,000

The Hollows

Meltham

Price £410,000—£570,000

The Hollows is a unique development of two substantial, executive detached properties which are available off plan to give purchasers the opportunity to design their dream home! Located on a quiet road within immediate walking distance to the centre of Meltham and the associated amenities as well as having superb access to open countryside as well as having fantastic transport links to major centres. The local schools are highly regarded for both primary and secondary education, creating a fantastic opportunity for any growing family. The constructed properties will be finished in stone and will benefit from enclosed gardens and off road parking.

ADDITIONAL INFORMATION

The properties will be supplied with mains gas, electric, water and drainage and will be Freehold properties. They will come with 6 years Architect backed building guarantee. Aimed completion July 2021.

VIEWINGS

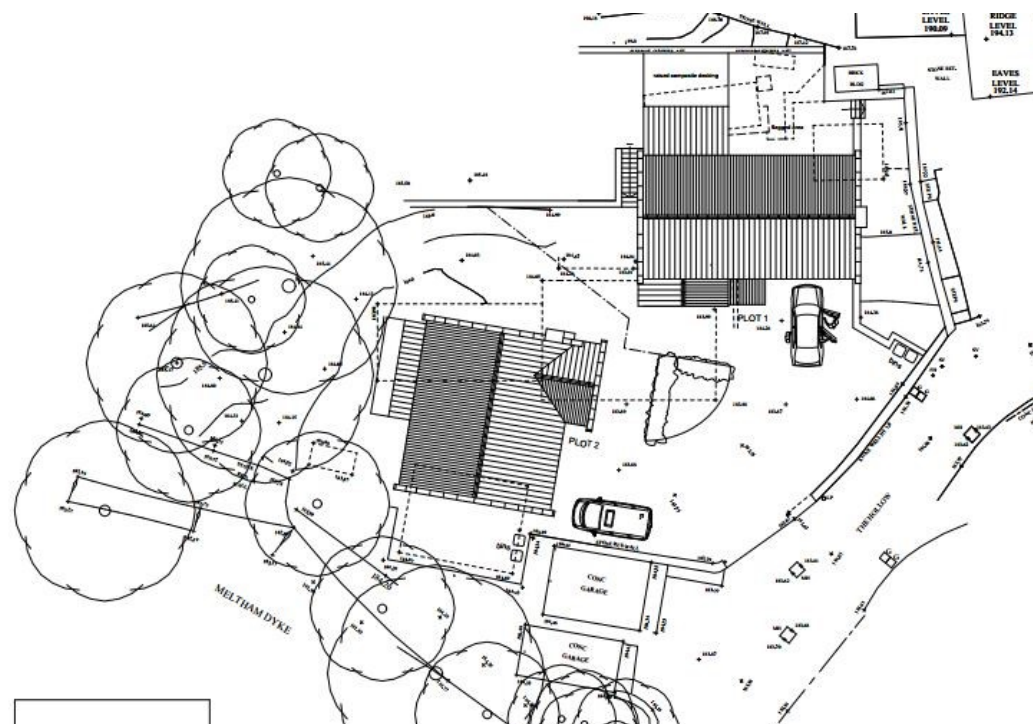
Strictly by appointment through the selling agent

DIRECTIONS

From the centre of Meltham drive north on Station road, at the mini roundabouts continue on the main B6107 toward Slaithwaite. Where the road forks, take the left hand turn onto Golcar Brow Road, then your third left onto The Hollow. The site will be located on your right hand side.

IMPORTANT NOTE - MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Fine and Country and Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor do they constitute any part of an offer of a contract.



Location

Meltham

Meltham is a charming village town located in the Holme Valley; only 6 miles from The Peak District National Park boasting a wonderful community spirit and surrounded by glorious open countryside. Whilst boasting this most idyllic of rural settings the area is highly commutable surrounded by major commercial centres. The village boasts a vast array of shops ranging from small gift and clothes shops to a butchers, hairdressers and Morrisons supermarket.

Located within a 5 minute drive is one of West Yorkshires most famous market towns: Holmfirth, perhaps best famed for its 'Last of the Summer Wine' scenery and pioneering film making history attracts thousands of tourists each year. This popular 13th Centaury town boast a bus station, and a bustling centre presenting shops from small gift and clothes shops to supermarkets and a farmers market along side traditional pubs, bars and restaurants as well as it's very own Vine Yard / restaurant, leisure centre and Picturedrome.



Plot 1, Hollow Court

Price £570,000

Plot 1 Hollow Court offers a superb, modern contemporary living with accommodation covering 2400Sqft this executive four/five bedroom detached home has ample space for a large family and is finished, as standard, to an impeccable finish throughout with upgrades available as desired. Set over three floors, the lower ground floor features a hobby room which can be used as the fifth bedroom, utility and shower room as well as having integral access to the double garage. On the first floor is an open plan kitchen diner with garden room opening to composite decking via bi folding doors, a Lounge with wood burning stove presents a warm atmosphere, this floor also features an office and Cloaks Room. To the second floor are the Four remaining bedrooms, one with en-suite and the family bathroom. Externally an integral double garage leads on from the driveway and to the rear is an enclosed, tiered garden.

SAP Calculation—B



Standard Specification

Interior Specification

Underfloor heating to lower and ground floor
Selection of solid Oak Doors and surround
Painted skirting and architrave
Feature staircase with Oak handrail or glazing
Spotlights to kitchen, bathrooms, utility
White plastic sockets, including usb to kitchen and bedroom
Optional Wood Burner or gas Fire
1st floor bathrooms have electric underfloor heating
Internal wall paint in a choice of colours

Floor Coverings

Garage—Concrete
Utility & W.C—Ceramic tile or engineered timber
Hallway—engineered timber
Kitchen/sunroom—ceramic tile or engineered timber
Living room—Carpet
Office, landing and bedrooms—Carpet

Kitchen

£10,000 spend budget inc. appliances
Choice of style, design and colour
Solid wood or Formica Worktops
Neff Hob (gas or induction) integrated
Fridge/Freezer, Double oven and Dishwasher, Double ceramic sink,

Utility

£2,500 spend budget
Ceramic Sink

Bathrooms

Tiled Floor & Part Walls
Underfloor heating
Towel rail
Vanity unit
Enclosed shower
Quality Sanitaryware

Exterior

Natural stone finish
Blue Slate Roof
Contemporary UPVC Windows

4 Level security composite front and side door
Indian stone Paths & Patio
2x external water tap
Landscaped and turfed rear garden
Tarmaced Driveway
Security Alarm
Brushed Stainless exterior lighting
Shared Electric Gate

Garage

Electric Door
3 Strip Lights
4 Double Sockets
1 Electric car charge point

Plot 2, Hollow Court

Price £410,000

Plot 2 Hollow Court offers contemporary family living in a well proportioned four double bedroom detached family home which is finished to a high standard throughout, with upgrades available. The Ground floor features a lounge with feature fire, dining kitchen with bi folding doors opening to the rear garden, utility and cloaks room. To the first floor are the four double bedrooms, one with en-suite and the family bathroom. Externally the property has an integral oversized single garage, driveway and a landscaped rear garden. With the cope to design your dream home, this property offers fantastic potential for any family.

SAP Calculation—B



Standard Specification

Interior Specification

Underfloor heating to lower and ground floor
Selection of solid Oak Doors and surround
Painted skirting and architrave
Feature staircase with Oak handrail or glazing
Spotlights to kitchen, bathrooms, utility
White plastic sockets, including usb to kitchen and bedroom
Optional Wood Burner or gas Fire
1st floor bathrooms have electric underfloor heating
Internal wall paint in a choice of colours

Floor Coverings

Garage—Concrete
Utility & W.C—Ceramic tile or engineered timber
Hallway—engineered timber
Kitchen/sunroom—ceramic tile or engineered timber
Living room—Carpet
Office, landing and bedrooms—Carpet

Kitchen

£9,000 spend budget inc. appliances
Choice of style, design and colour
Solid wood or Formica Worktops
Neff Hob (gas or induction) integrated
Fridge/Freezer, Double oven and Dishwasher, Double ceramic sink,

Utility

£1,500 spend budget
Ceramic Sink

Bathrooms

Tiled Floor & Part Walls
Underfloor heating
Towel rail
Vanity unit
Enclosed shower
Quality Sanitaryware

Exterior

Natural stone finish
Blue Slate Roof
Contemporary UPVC Windows

4 Level security composite front and side door
Indian stone Paths & Patio
1x external water tap
Landscaped and turfed rear garden
Tarmaced Driveway
Security Alarm
Brushed Stainless exterior lighting
Shared Electric Gate

Garage

Electric Door
2 Strip Lights
3 Double Sockets
1 Electric car charge point

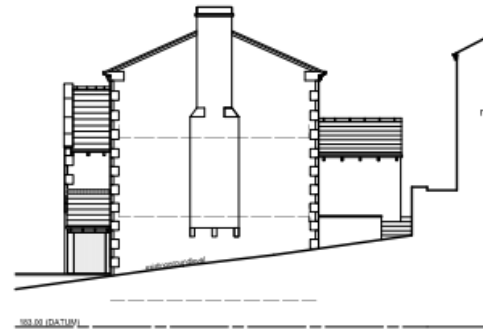
PLOT 1



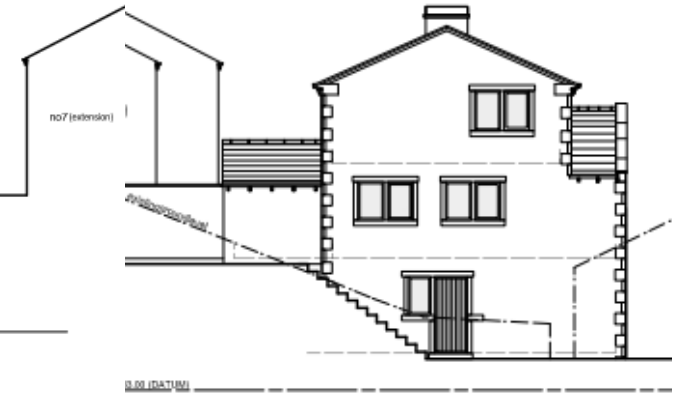
south elevation



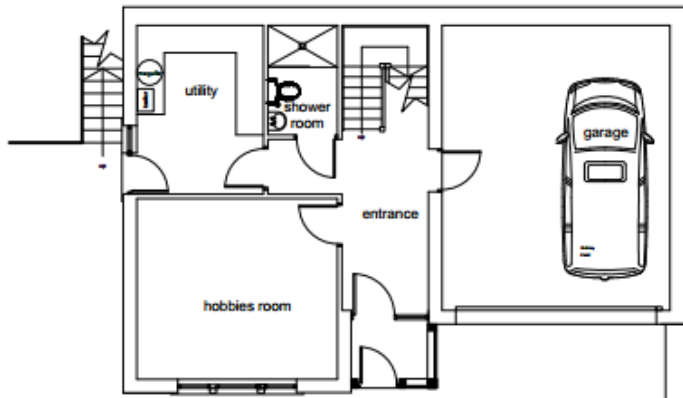
north elevation



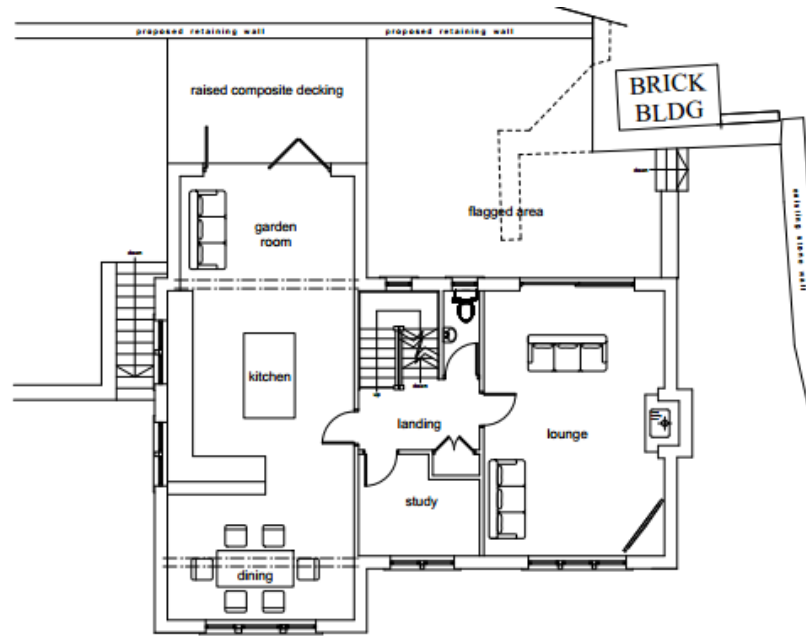
east elevation



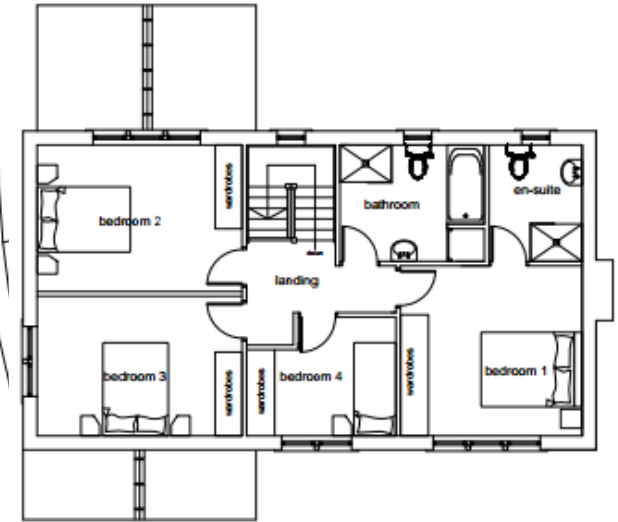
west elevation



ground floor plan



upper ground floor plan

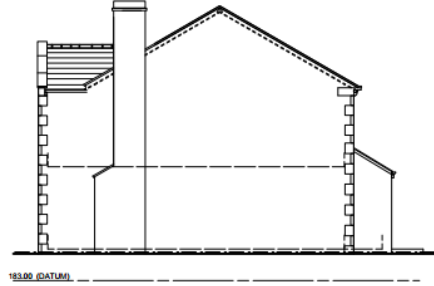


first floor plan

PLOT 2



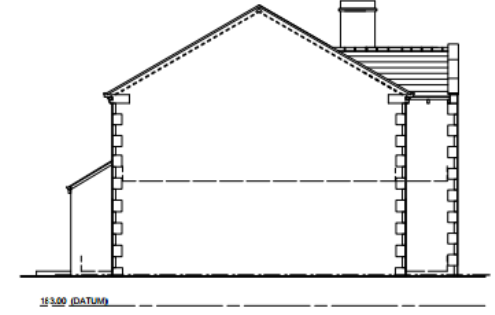
east elevation



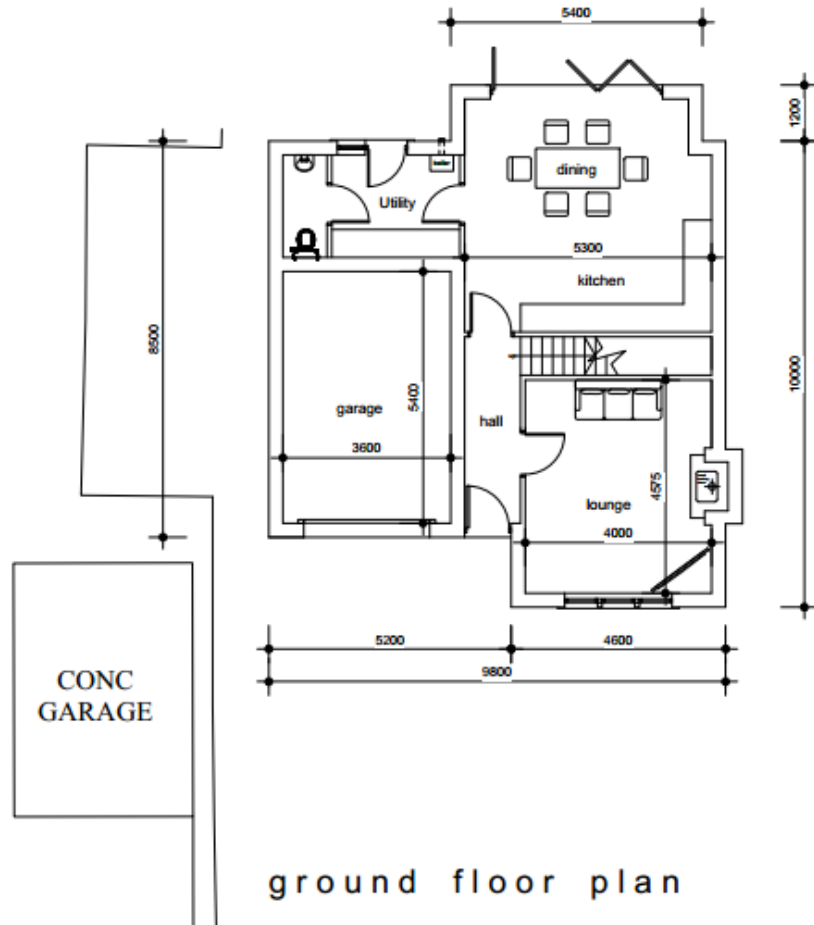
north elevation



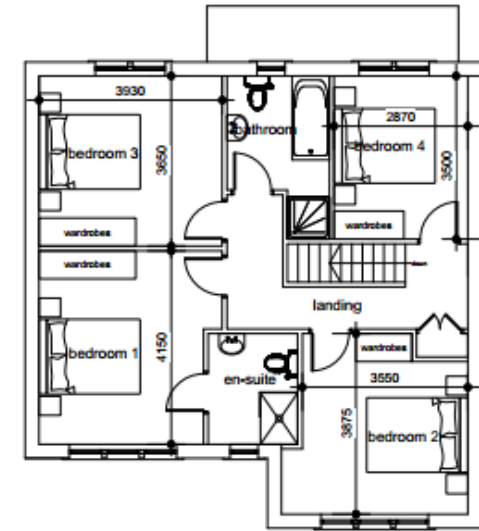
west elevation



south elevation



ground floor plan



first floor plan



Lancasters Property Services Honley

Unit 2 Former Council Offices, Eastgate, Honley HD9 6PA

01484 532476

huddersfield@lancasters-property.co.uk