



New Development, Meadow Bank For Sale £155,000

Dewsbury, WF13 3SL

Holroyd Miller are delighted to offer For Sale these brand new two storey THREE BEDROOM FAMILY HOMES, located at the end of cul de sac to Meadow Bank, close to the Calder Valley Greenway cycleway linking Dewsbury with Ossett, Huddersfield and Bradford. Featuring a stunning family room/dining kitchen, with integrated appliances and patio door leading to rear garden, these family homes offer spacious and well-proportioned accommodation which are double glazed and gas centrally heated and with carpets and floor coverings throughout. Each property has allocated off road parking and gardens front and rear and are conveniently located for travel to Dewsbury, Heckmondwike and Mirfield and will prove popular with family and commuters due to access to the northern motorway network of M1/M62 and Trans Pennine rail link for Leeds and Manchester. There are schools for all ages nearby.



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ENTRANCE LOBBY

Door to lounge.

LOUNGE

13' 10" x 11' 11" (4.22m x 3.65m) Excluding canted bay window.

INNER HALLWAY

With stairs leading to first floor, door to family room/dining kitchen and ground floor WC.

WC

FAMILY ROOM/DINING KITCHEN

11' 9" x 16' 1" (3.59m x 4.91m) average A stylish and spacious room with sliding patio windows to rear garden.

UTILITY ROOM

FIRST FLOOR

LANDING

With door to two double Bedrooms and House Bathroom.

FRONT BEDROOM NO. 1

15' 5" x 10' 1" (4.71m x 3.08m) A spacious double bedroom with an en suite shower room off.

EN SUITE SHOWER ROOM

REAR BEDROOM NO. 2

13' 10" x 8' 8" (4.23m x 2.65m) A spacious double bedroom.

HOUSE BATHROOM

6' 3" x 5' 9" (1.91m x 1.77m) With a white suite of rectangular panelled bath, pedestal wash hand basin and low flush wc..

FRONT BEDROOM NO. 3

8' 3" x 7' 2" (2.52m x 2.2m) A good sized single bedroom.

SPECIFICATION

- * Choices of fitted Kitchen with integrated fan oven, gas hob & cooker hood
- * White sanitary ware to cloaks, en suite and family bathroom
- * Choices of tiles from selected range to Kitchen, bathroom, cloaks, en suite, family bathroom & utility room
- * Gas fired central heating
- * Six panel white internal doors
- * Composite entrance door in black
- * White UPVC windows with Georgian bar double glazing
- * Electric shower to en suite
- * Option to alter ground floor open plan kitchen diner to create two ground floor reception rooms
- * UPVC patio doors and side entrance in white
- * Outside tap
- * Turf to front and rear garden areas
- * Allocated parking per property
- * Recessed down lighting to bathroom, en suite and kitchen
- * Intruder alarm system and mains powered smoke alarms
- * Comprehensive electrical system including a range of sockets and TV points

PLEASE NOTE

The properties come with a 10 year warranty. Any parties wishing to make a reservation will be required to pay a £500.00 non-returnable deposit, made payable to Cherry Tree Developments Ltd, with an exchange of contract within 28 days. This deposit will be deducted from the purchase price on completion.

PRICES

Semi Detached House: £160,000 - Nos 7, 8, 9 & 10
Mid Town House: £155,000 - Nos 12 & 17
End Town House: £155,000 - Nos 11, 13, 16 & 18
Semi Detached House: £160,000 - Nos 14, 15, 19 & 20

Properties Reserved – Plots 7, 8, 11, 13, 16, 19, & 20

Sales Completed - Plot 9, 10, 14 & 15







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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