



MEADOW VIEW DEVELOPMENT

MASTER LANE | PYE NEST | HX2 7AJ



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Built in the grounds of the former Tower House Hotel and enjoying a pleasant southerly aspect over the Norland hillside, this choice development of only nine quality homes has much to offer the discerning buyer.

Built by Carmabel Developments Ltd, the properties are sold with an Advantage Build Warranty.

These lovely homes are ready for occupation and include fitted carpets and hard floors.

1-4 Meadow View - 3 bed cottages converted from the former Tower House Hotel

Comprising: Entrance hall with cloaks, sitting room, dining kitchen, three bedrooms, en-suite and house bathroom. Landscaped garden/patio and off-road parking. No's 1 and 4 have extra garden areas and No. 4 has an oak & glass extension.

5 Meadow View: 2131 sq ft (198 sq m) - *The largest detached home*

Comprising: Entrance hall, sitting room, dining kitchen with sliding aluminium doors, utility and cloaks, 3 first floor bedrooms plus study and family bathroom. Huge second floor Master bedroom with picture window, dressing room and en-suite shower room.

Outside: Fenced, landscaped gardens, patio, parking for 2/3 cars plus potential garage space.

6-9 Meadow View: 1658 sq ft (154 sq m) - *Four detached homes featuring a spacious dining kitchen with garden room and sliding aluminium doors.*

Comprising: Entrance hall, cloakroom, sitting room, dining/kitchen/ garden room, 3 first floor bedrooms and family bathroom, second floor Master bedroom with floor to ceiling windows overlooking Norland, en-suite shower room and dressing room.

Outside: parking for 2 cars, landscaped garden.

All mains services.

SPECIFICATION

Mains gas central heating with radiators (underfloor in the bathrooms),

Porcelanosa tiled bathrooms

Porcelanosa fitted kitchen including appliances and KRION worktops

UPVC double glazing

Mains electric, gas and water

Independent Sewage Drainage Treatment Plant (SDTP) for the development using the latest Marsh Ensign effluent treatment plant. Charge per property in the region of £163 per year (£13 per month). There will be a reduction in water rates as no sewerage charges will apply.

Electric charge for car

TENURE Freehold



TO PURCHASE A HOME

These properties are ready for occupation and the developer is looking to complete sales by the end of July 2022. A Legal Pack has been prepared and will be sent to the buyer's solicitor on confirmation of a sale. A non-refundable deposit of £1,000 will secure the house of your choice, but you must be able to proceed with the transaction on acceptance of your offer.

All offers must be submitted by email giving details of the offer amount, your position (eg: if you have a property you have sold, selling agents name, buyers details etc) or if it is cash, then proof of funding and the name and contact details of your solicitor.

We can be reached on sales@houses.vg

DIRECTIONS

From Ripponden: Follow the A58 through Triangle into Sowerby Bridge. Continue through town to the Bolton Brow roundabout, take the second exit into the A6142 Pye Nest Road and take the fourth right into Edwards Road (just after Halifax Security). Continue ahead into Upper Washer Lane and just after the hard left corner turn right into Master Lane, continue straight ahead into the development.

From Halifax: From Halifax follow the A58 towards Sowerby Bridge / Ripponden and after the traffic lights at King Cross turn left off Rochdale Road onto the A6142 Pye Nest Road, take the second left turn into Edwards Road and follow the above directions.



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IMPORTANT NOTICE

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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.