

Albion Gardens

Mill Moor Road, Meltham, Huddersfield HD9 5JB



Quality Homes Built to Last

www.albiongardens.co.uk

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Location

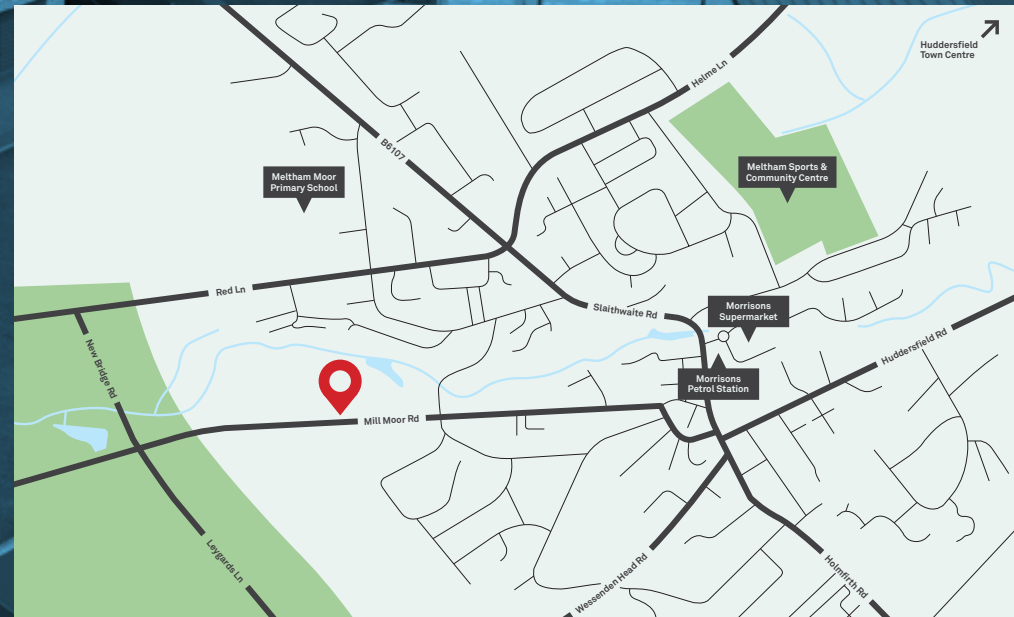
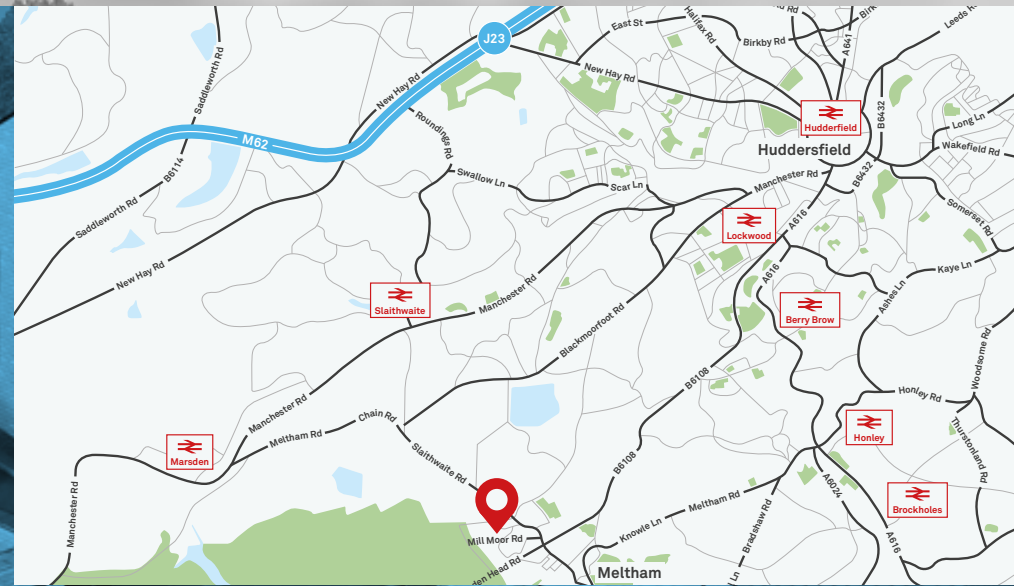
Crystal Homes' latest development is located in Meltham, a small countryside town within the Metropolitan Borough of Kirklees in West Yorkshire. It lies in the Holme Valley, below Wessenden Moor, 4½ miles south-west of Huddersfield and on the edge of the Peak District National Park.

Fantastic Amenities

Meltham has plenty of great local amenities. It has the appearance of an unspoilt landscape, whilst also having the benefit of a thriving town centre, with many local shops and produce, but also the convenience of two large supermarkets. Meltham also has its own beautiful golf course, as well as its own football, athletics and cricket clubs.

Excellent Transport Links

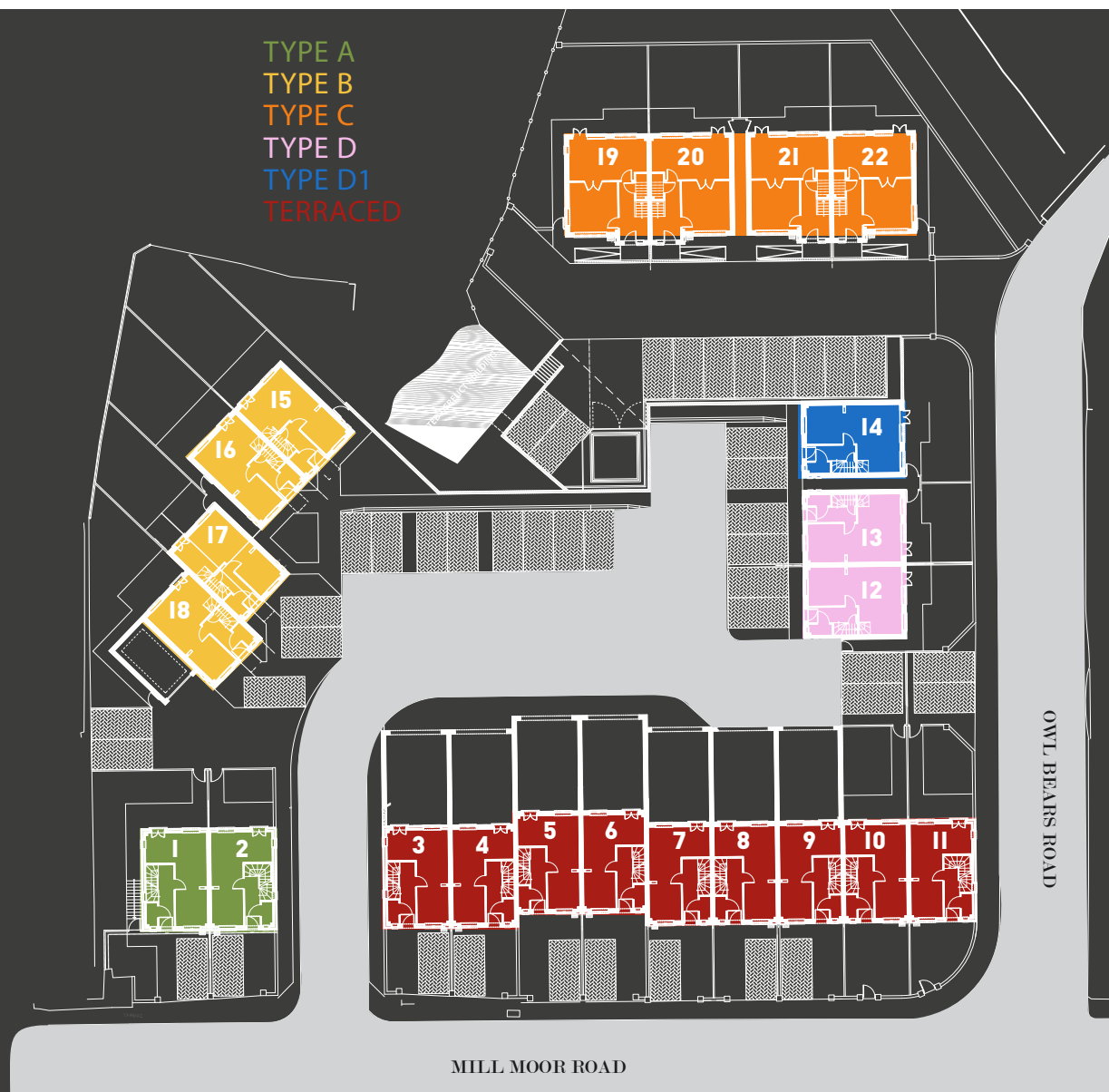
Meltham is beautifully rural yet incredibly well connected with it being centred in-between Manchester, Leeds & Sheffield and only a 20 mile drive to each.



Properties

Quality is at the forefront of this development with designer Siematic kitchens, with Neff appliances, designed and installed by Stuart Frazer as standard. All 22 new homes are constructed with local natural stone, with the listed Weavers Cottage re-built in its original stone retaining the heritage of the site while introducing the modern aspect of new build homes.

For further information on the property types available, please visit the website.



External Specification

- Exclusive family homes, beautifully crafted from natural stone.
- High quality double-glazed UPVC windows.
- Attractive and durable composite doors fitted as standard which are finished with polished chrome accessories.
- Most properties benefit from a spacious garage of which are fitted with a secure galvanised steel garage door in a black finish.

Internal Specification

Kitchen

- All individually designed kitchens with an extensive range of units and worktops from the Stuart Frazer SieMatic range.
- Kitchens include laminate worktops as standard. Granite, Corian or quartz worktops can be fitted at an extra cost.
- All homes are fully fitted with Neff appliances with standard include the following integrated branded appliances: Built under twin cavity oven, ceramic hob, stainless steel extractor, integrated fridge freezer and dishwasher. Other brands are available at an additional cost.
- Glass splashbacks fitted as standard.

Utility Rooms (where applicable)

- Select plots benefit from a separate Utility room fully fitted with units and worktops from the SieMatic Range.

Central Heating & Hot Water

- Central heating is provided by a modern, efficient gas central heating system with radiators situated throughout each house.
- Hot water is heated through an efficient Worcester system.

Bathrooms & En-suites

- Individually designed bathroom & en-suites.
- Ceramic tiling fitted to floors & walls to wet areas as standard. A variety of colours & styles are available.
- Stylish sanitary-ware fitted throughout. Other Branded options available at extra cost.
- Shaver socket included.
- Large mirrors fitted above all sinks.
- Accessories to include chrome toilet roll holders and towel rings as standard.

Joinery

- Internal solid oak hardwood doors fitted throughout.
- Quality stainless steel door furniture fitted.
- All walls are decorated in Jasmine White finish with woodwork in a contrasting white satin.

Electrical Specification

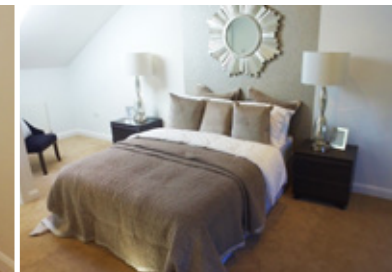
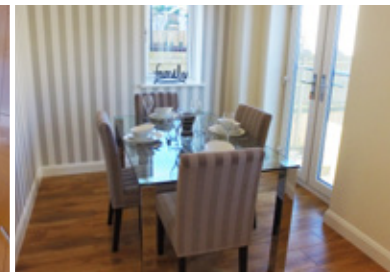
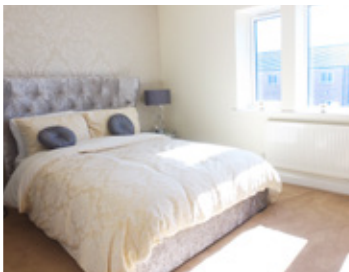
- TV IRS system (digital aerial freeview) to lounge and master bedroom.
- Fully integrated smoke alarm with battery back-up fitted.
- Telephone and broadband sockets fitted.

Burglar Alarm System

- All homes are fitted with a full burglar alarm system as standard.

Guarantee

- On completion all homes will be issued with a 10-year premier guarantee completed policy.



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Contact

For more information or to arrange a viewing please contact:




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