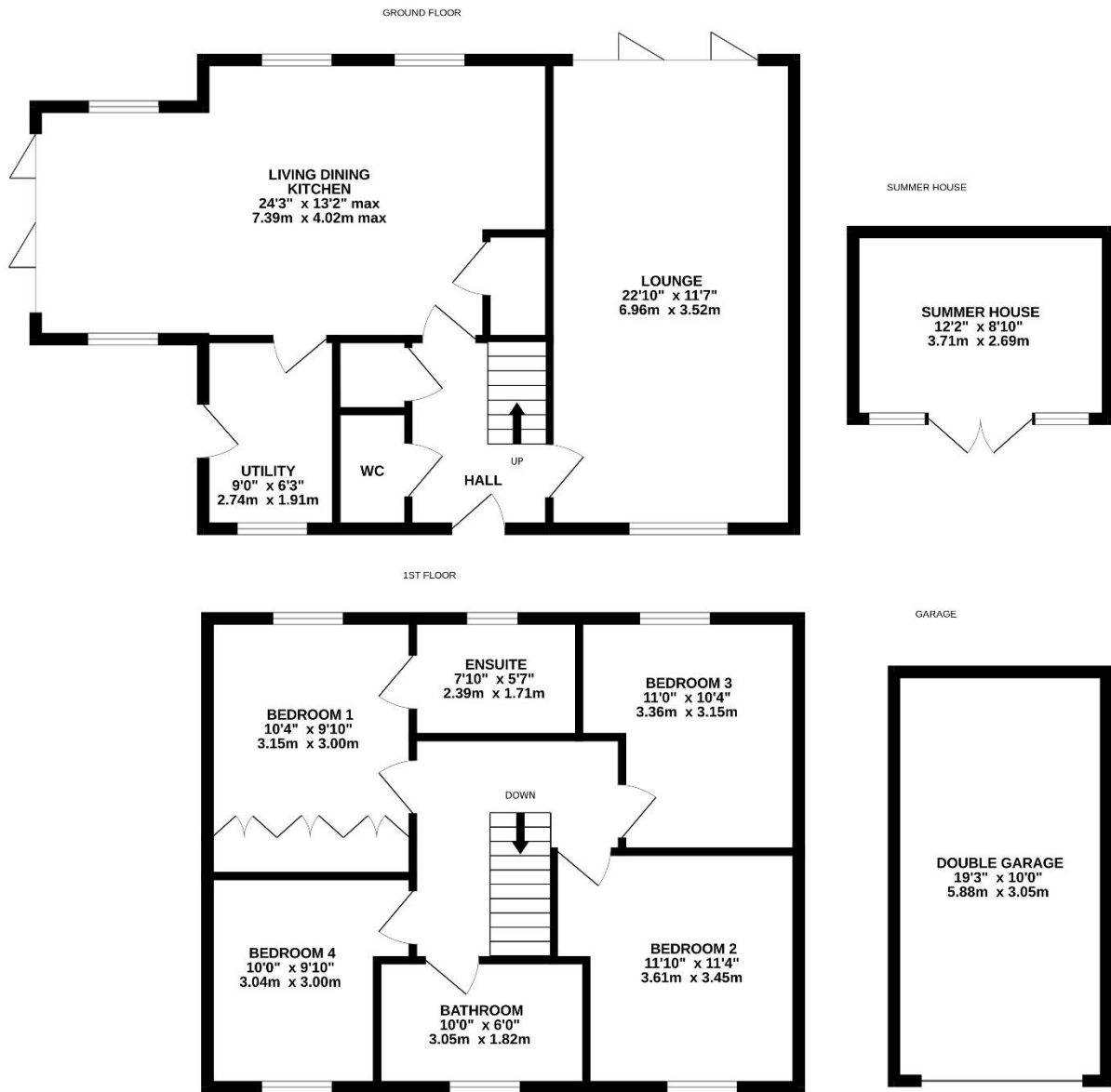


**Simon Blyth**  
ESTATE AGENTS



**PEAK VIEW, MELTHAM, HD9 5QF**



PEAK VIEW

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## PROPERTY DESCRIPTION

NESTLED IN AN EXCLUSIVE DEVELOPMENT OF EXECUTIVE, DETACHED HOMES, IS THIS SUPERBLY PRESENTED, FOUR DOUBLE BEDROOM PROPERTY, NESTLED IN A PLEASANT POSITION WITH OPEN ASPECT VIEWS TO THE REAR OVER OPEN FIELDS AND COUNTRYSIDE. BOASTING WELL APPOINTED ACCOMMODATION FOR THE GROWING FAMILY, THE PROPERTY IS SITUATED IN THE POPULAR VILLAGE OF MELTHAM, IN CATCHMENT FOR WELL REGARDED SCHOOLING, A SHORT DISTANCE FROM THE VILLAGE CENTRE AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, downstairs w.c., cloaks cupboard, dual aspect lounge with bi-fold doors to the rear, open-plan dining-kitchen and family room with bi-fold doors to the side elevation and finally the utility room to the ground floor. To the first floor there are four double bedrooms and the house bathroom, with the principal bedroom having ensuite shower room facilities. Externally there is a double driveway leading to a detached garage, the gardens are laid predominately to lawn and sweep across the side and rear of the property with a flagged patio area and a hardstanding for a summer house which overlooks open fields.

**Offers Around £500,000**

## ENTRANCE HALL

*Measurements – 9'0" x 6'7"*

Enter the property through a double glazed, composite front door with obscure, glazed inserts into the entrance hall. The entrance hall features attractive, high quality tiled flooring. There are multi-panelled doors with matching skirting, architraves and frames which provide access to the lounge, downstairs w.c., enclose the hot water cylinder cupboard and proceed to the open-plan, dining kitchen. There is a central, ceiling light point, a staircase rises to the first floor with oak banister and spindle balustrade and there is a useful, under-stair storage cupboard. There is also under-floor heating to the ground floor accommodation.

## DOWNSTAIRS W.C.

*Measurements – 5'8" x 3'0"*

The attractive, tiled flooring continues through from the entrance hall into the downstairs w.c., which features a modern, contemporary two-piece suite, comprising of a broad, pedestal wash handbasin with chrome monobloc mixer tap and tiled splashback and low-level w.c. with push-button flush. There is inset spot lighting to the ceiling, an extractor fan and under floor heating.

## LOUNGE

*Measurements – 22'10" x 11'7"*

The Lounge is a light and airy, dual aspect room, which features a bank of double-glazed windows to the front elevation with plantation shutters and a bank of bi-folding doors to the rear elevation which takes equal advantage of the pleasant open-aspect views. The room is light and airy, finished with a neutral décor and features two ceiling light points, under-floor heating and the focal point of the room is the Ingle Nook, limestone fireplace with a cast iron, living-flame effect remote-controlled stove.





### **OPEN PLAN DINING KITCHEN**

*Measurements – 24'3" x 13'2"*

The Open Plan Dining Kitchen is a triple-aspect space and as the photography suggests, it enjoys a great deal of natural light which cascades through the three banks of double-glazed windows to the rear elevation and the bank of bi-folding doors to the side elevation. The attractive flooring continues through from the entrance hall, with underfloor heating and there is inset spotlighting to the ceilings and multi-panel oak doors provide access to the Utility Room and enclose a useful under-stairs pantry. The kitchen features a wide range of fitted wall and base units with fixed frame, Shaker-style cupboard fronts and with complementary, granite worksurfaces over, which incorporate a one and a half bowl stainless steel inset sink unit with brushed, chrome mixer tap. The kitchen is well-equipped with high quality, built-in, AEG appliances, which include a four-ring ceramic induction hob with matching, granite upstand and high gloss, brick effect tile splashback, a canopy-style cooker hood, built-in, fan-assisted oven, integral dishwasher, and built-in, tall-standing fridge/freezer unit. The kitchen features under-unit lighting and pelmet lighting. As the photography suggests, the windows provide open-aspect views across the property's well-manicured gardens, attractive dry-stone walling boundaries and with views over open field and countryside beyond.





## UTILITY ROOM

*Measurements – 9'0" x 6'3"*

The Utility Room features a bank of fitted base units, again, with high quality, fixed-frame, Shaker-style cupboards with complementary, granite worksurfaces over. There is a matching granite upstand, high gloss, brick effect tiling to the splash area and an inset, single bowl, stainless steel sink and drainage unit with brushed, chrome mixer tap and a Frankie stainless steel sink unit. The attractive, tiled flooring continues throughout, with under-floor heating which continues through from the Open Plan Dining Room and there is a double-glazed window to the front elevation with pleasant open-aspect views over rooftops, inset spotlighting to the ceiling and extractor fan and a double-glazed external door with obscure glazed inserts to the side elevation.



### FIRST FLOOR LANDING

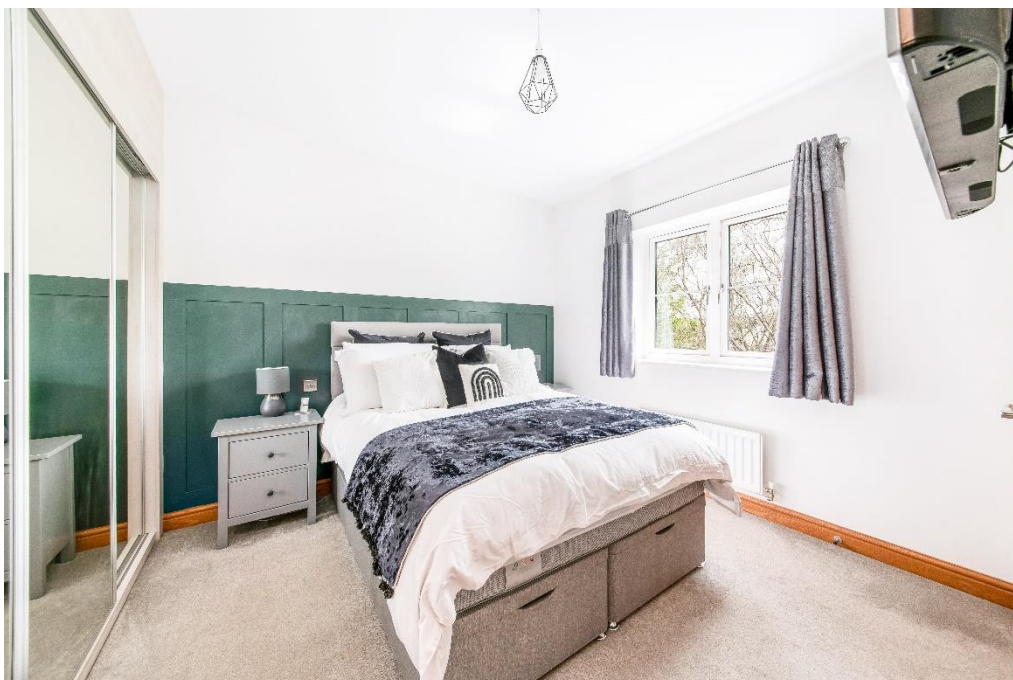
Taking the staircase from the entrance hall, you reach the first-floor landing, which features oak, multi panelled doors, providing access to four spacious double bedrooms and the house bathroom. There is inset spot lighting to the ceilings, an oak banister with oak spindle balustrade over the stairwell head, a radiator and a loft hatch with drop-down ladder which provides access to a useful attic space.



### BEDROOM ONE

*Measurements – 10'4" x 9'10"*

As the photography suggests, Bedroom One is a generously proportioned, light and airy double bedroom which features a bank of double-glazed windows to the rear elevation, which have fabulous open-aspect views over rolling fields and the open countryside. The room features a central ceiling light point, a radiator, decorative wall panelling and a bank of floor to ceiling, fitted wardrobes which have hanging rails and shelving with sliding mirrored doors. A multi-panel oak door provides access to the en suite shower room.

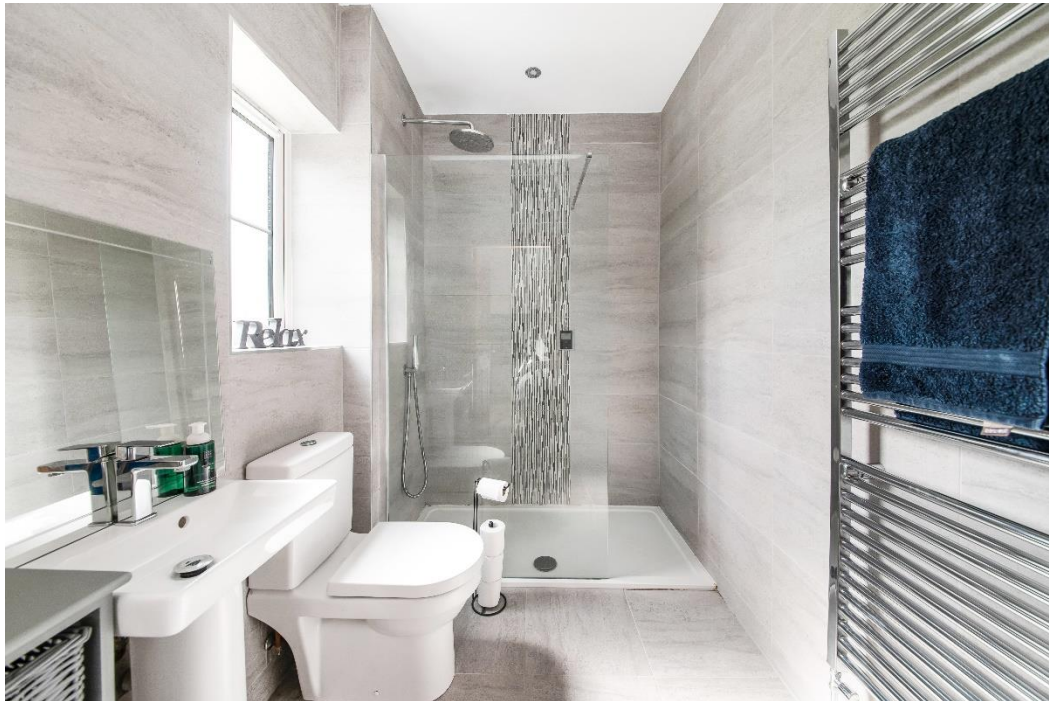




## EN-SUITE SHOWER ROOM

*Measurements – 5'7" x 7'10"*

The en-suite shower room features a modern, contemporary three-piece suite which comprises of a walk-in, fixed-frame shower cubicle with thermostatic, rainfall shower with separate hand-held attachments and fixed, glazed shower guard, a low-level w.c. with push-button flush, and a broad winged, pedestal wash handbasin with monobloc mixer tap. There is tiled flooring and attractive tiling to the walls, inset spot lighting to the ceiling and an extractor fan. Additionally, there is a double-glazed window with obscure glass to the rear elevation with tiles around and a chrome, ladder-style radiator, and shaver point.



## BEDROOM TWO

*Measurements – 11'10" x 11'4"*

Bedroom Two, again, is a light and airy double bedroom which has ample space for free standing furniture. There is a double-glazed window to the front elevation, which has pleasant open-aspect views across the valley. There is a central ceiling light point, a radiator and a bank of high quality, floor-to-ceiling fitted wardrobes, with sliding, mirrored doors, which have hanging rails and shelving in situ.



### BEDROOM THREE

Measurements – 11'0" x 10'4"

Bedroom Three can accommodate a double bed with ample space for free-standing furniture. The room features decorative floor panelling, a central ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation which take full advantage of the position of the property with open-aspect views over rolling fields and open countryside.



## BEDROOM FOUR

*Measurements – 10'0" x 9'10"*

Bedroom Four can accommodate a double bed with ample space for free standing furniture. The room features a double-glazed window to the front elevation, again with pleasant open-aspect views over rooftops, across the valley. There is a ceiling light point, a radiator and decorative wall panelling.

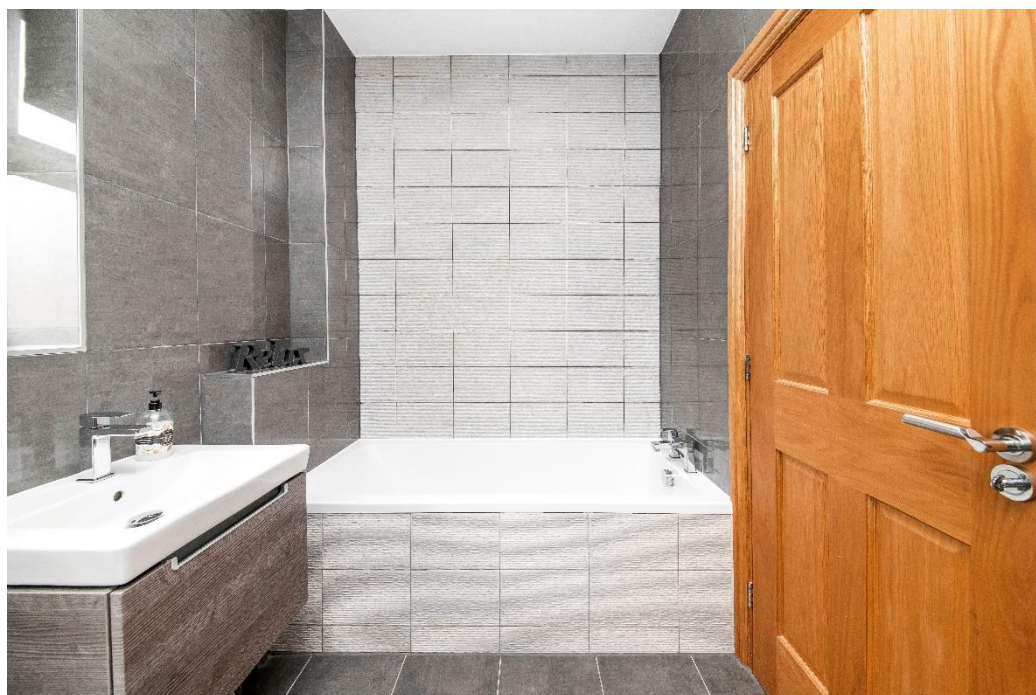


## HOUSE BATHROOM

*Measurements – 10'0" x 6'0"*

The House Bathroom is sure to impress with a modern, contemporary, four-piece suite, with comprises of a modern, walk-in, fixed-frame shower cubicle with thermostatic, rainfall shower and with separate hand-held attachment, a low-level w.c. with push-button flush, a broad, wall-hung wash hand basin with vanity cupboard beneath and chrome, monobloc mixer tap and an inset bath with tiles around. There is attractive tiling to the walls and flooring, inset spotlighting to the ceiling, a chrome, ladder-style radiator, and shaver point. Additionally, there is a double-glazed window with obscure glass to the front elevation with tiled surround and an extractor fan.





### **FRONT EXTERNAL**

Externally the property occupies a generous corner plot with low maintenance front garden and driveway to the side leading to a detached garage.

### **DETACHED GARAGE**

The garage features lighting and power with additional storage in the rafters. There is an adjoining timber shed to the rear of the garage for garden storage.



## REAR EXTERNAL

To the rear is a flagged patio area ideal for alfresco dining and barbecuing. The garden is laid predominantly to lawn with an additional patio area outside the bi-fold doors to the open plan dining kitchen and family room. There is a raised decked area with a summerhouse which provides pleasant views across neighbouring fields. There are attractive stone wall boundaries.











## **ADDITIONAL INFORMATION**

EPC rating – B

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – E

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## **MAILING LIST**

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## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of

a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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