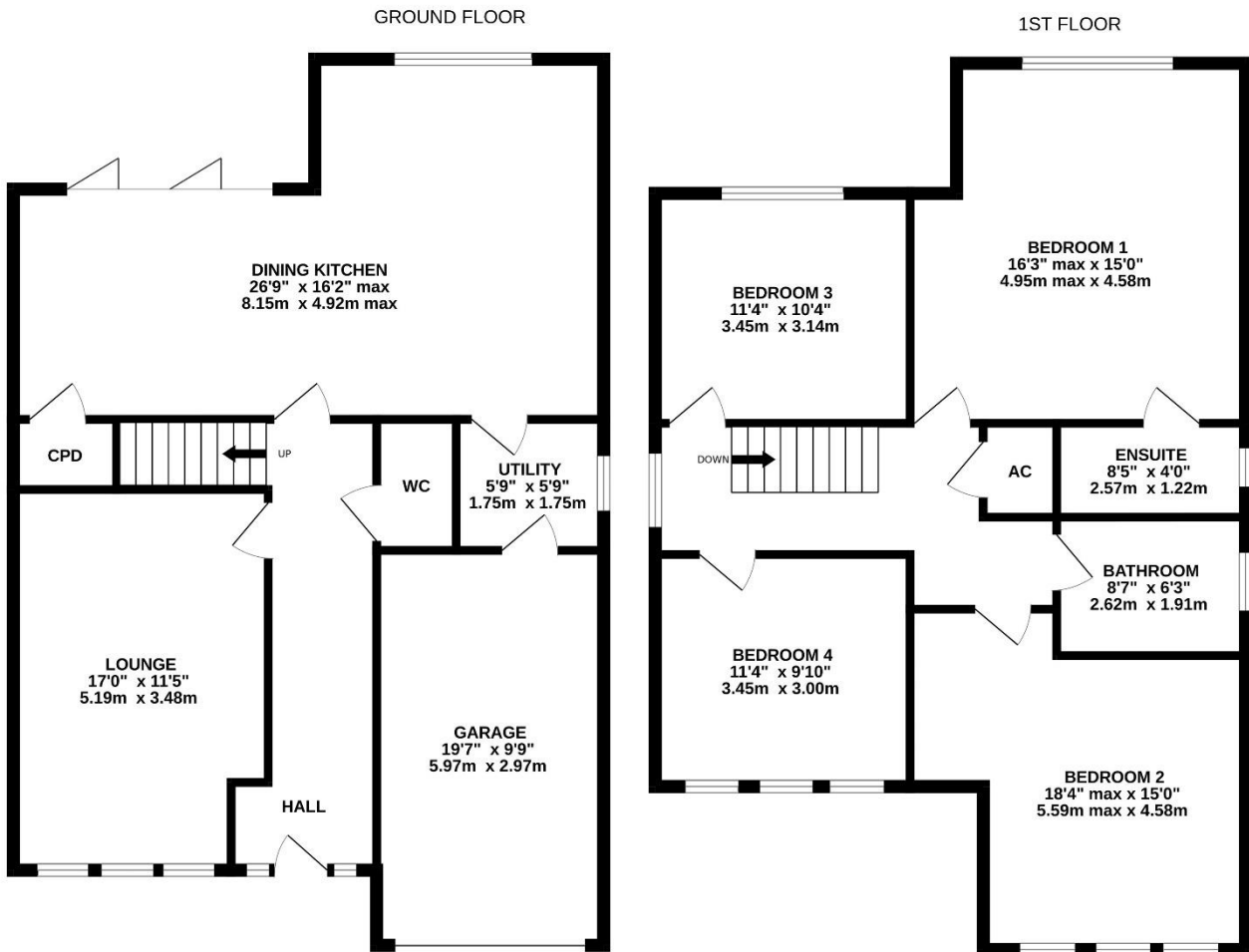


**Simon Blyth**  
ESTATE AGENTS



**WOODLAND WALK, MELTHAM, HOLMFIRTH**



WOODLAND WALK

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.  
Made with Metropix ©2024

## PROPERTY DESCRIPTION

NESTLED IN AN EXECUTIVE TREE-LINED DEVELOPMENT, OCCUPYING AN ENVIABLE POSITION WITH OPEN ASPECT VIEW TO THE FRONT AND WOODLAND TO THE REAR. SITUATED IN THE POPULAR VILLAGE OF MELTHAM, A SHORT DISTANCE FROM AMENITIES, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS FOUR DOUBLE BEDROOMS, HIGH SPECIFICATION INTERIOR, AND A FABULOUS OPEN-PLAN DINING-KITCHEN AND FAMILY ROOM WITH BI-FOLD DOORS LEADING TO THE REAR GARDEN.

The property accommodation briefly comprises of entrance hall, downstairs w.c., lounge, open plan dining kitchen and family room and utility room to the ground floor. To the first floor there are four well-proportioned bedrooms and the house bathroom with the principal bedroom have an ensuite facilities. Externally there is a driveway to the front providing off street parking for multiple vehicles leading to an attached garage. To the rear is a Kandla Indian stone flagged patio and lawn with pleasant tree-lined outlook.

**Offers Around £500,000**

---

## GROUND FLOOR

### ENTRANCE HALL

*Measurements – 4'10" x 22'4"*

Enter the property through a PVC front door with adjoining double-glazed windows at either side of the front door with obscured glazed inserts and with further glazed frontage above the front door providing the entrance hall with a great deal of natural light. There is attractive tiled flooring with underfloor heating, two ceiling light points and oak doors provide access to the lounge, open plan dining kitchen and downstairs WC and a useful understairs cupboard. A carpeted staircase with oak balustrade proceeds to the first floor.



### LOUNGE

*Measurements – 17'0" x 11'5"*

As the photography suggests, the lounge is a generous proportioned, light and airy reception room which features a bank of double-glazed mullioned windows to the front elevation. There is a ceiling light point, under floor heating and the focal point of the room is the wall mounted inset, remote controlled electric fireplace.



## DINING KITCHEN

Measurements – 16'2" x 26'9"

As the photography suggests, the open-plan, dining kitchen and family room is a generous proportioned space. It features tiled flooring with under floor heating, inset spotlighting to the ceilings and two ceiling light points over the breakfast island. There is a bank of double-glazed aluminium bi-folding doors to the rear elevation providing direct access to the gardens and a bank of double-glazed mullioned windows to the rear elevation with pleasant tree-lined outlook. The kitchen features a wide range of fitted wall and base units with high quality handleless cupboard fronts and with complementary quartz work surfaces over, which incorporate a 1 1/2 bowl stainless steel inset sink unit with Chrome mixer tap. The kitchen is well-equipped with high quality AEG appliances including a four-ring gas hob with matching quartz backsplash and an AEG canopy style cooker hood over, a built-in waist-level double oven, an integrated shoulder-level microwave/combo oven, integral fridge and freezer unit and a built-in dishwasher. There are soft-closing doors and drawers, under-unit lighting and plinth lighting. There is an oak door providing access to the utility room and the focal point of the kitchen area is the breakfast island which has matching handleless cupboards beneath for additional storage. There is an attractive quartz top and plenty of accommodation and space for informal dining.





## UTILITY

Measurements – 5'9" x 5'9"

The attractive tiled flooring with underfloor heating continues through from the open plan dining kitchen room into the utility. There are fitted base units with handleless, covered fronts, with matching quartz work surfaces over which incorporate an inset stainless steel sink unit with Chrome mixer tap. There is plumbing and provision for automatic washing machine, inset spotlights into the ceilings, a double-glazed window to the side elevation and a door encloses the integral garage.



## DOWNSTAIRS WC

Measurements – 5'10" x 3'6"

The tiled flooring continues through from the entrance hall into the downstairs WC, which features a modern contemporary two-piece suite comprising of a low-level WC with concealed cistern and push-button flush and a wall hung broad wash hand basin with chrome Monobloc mixer tap and tile splashback. There is inset spotlighting to the ceilings, extractor fan and underfloor heating.

## BEDROOM ONE

*Measurements – 16'3" x 15'0"*

As the photography suggests, bedroom one is a generous proportion double bedroom which has ample space for free-standing furniture. There is a bank of double-glazed mullioned windows to the rear elevation with a pleasant tree-lined outlook. A central ceiling light point, radiator and the room benefits from en-suite showroom facilities.



## EN-SUITE

*Measurements – 8'5" x 4'0"*

The en-suite features a modern, contemporary, three-piece suite which comprises a fixed-frame, shower cubicle with thermostatic rainfall shower and with separate handheld attachments. A low-level WC with concealed cistern and push button-flush and a wall-hung wash hand basin with chrome Monobloc mixer tap and vanity drawers beneath. There is marble effect tiled flooring with attractive marble effect tiling to the splash areas, inset spotlighting to the ceilings, extractor fan and shaver point. Additionally, there is a double-glazed window with obscured glass at the side elevation and a chrome ladder-style radiator.







### **BEDROOM TWO**

*Measurements – 18'4" x 15'0"*

Bedroom two is a generously proportioned double room which has ample space for freestanding furniture. There is a bank of double-glazed mullioned windows to the front elevation which has a pleasant view onto the development and the tree-lined surround. There is a ceiling light point and radiator.

### **BEDROOM THREE**

*Measurements – 11'4" x 10'4"*

Bedroom three can accommodate a double bed with ample space for freestanding furniture. There is a bank of double-glazed mullion windows to the rear elevation with a pleasant tree-lined outlook, a ceiling light point and radiator.



## BEDROOM FOUR

*Measurements – 11'4" x 9'0"*

Bedroom four is a light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed mullioned windows to the front elevation which has fantastic views over rooftops to the woodland. There is a ceiling light point and radiator



## HOUSE BATHROOM

*Measurements – 8'7" x 6'3"*

The house bathroom features a modern, contemporary, high quality four-piece suite which comprises a double-ended panel bath, wall-hung wash hand basin with chrome Monobloc mixer tap and vanity cupboards beneath, a low level WC with push-button flush and a fixed frame shower cubicle with thermostatic rainfall shower with separate handheld attachment. There are tiled walls and tiled flooring, a double-glazed window with obscured glass to the side elevation, inset spotlighting to the ceilings and a chrome ladder-style radiator. Additionally, there is a shaver point, a wall-mounted LED, backlit vanity mirror and an extractor fan



## **GARAGE**

*Measurements – 19'7" x 9'9"*

The garage features an electric roller-shutter, remote control door. There is lighting and power in situ, and it also houses the wall-mounted combination boiler.

## **EXTERNAL**

Externally to the front, the property benefits from a block-paved, double driveway, providing off-street parking for up to two vehicles. There is a lawned area and an KANDLA Indian stone-flagged front patio. Ideal for sitting out externally to the rear, the property benefits from an enclosed rear garden, which again features a KANDLA Indian stone-flagged patio area, ideal for alfresco dining and barbecuing. The lower portion of the garden is lawned and it has a pleasant tree-lined outlook.



## **ADDITIONAL INFORMATION**

EPC rating – B

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – E

It should be noted that the property has gas-fired central heating, the boiler being concealed within the dining/living kitchen. The property has external lighting to the front. Carpets, curtains and certain extras may be available by separate negotiation. The property has UPVC double glazing.

## **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)

## **COPYRIGHT**

Unauthorised reproduction prohibited.

## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **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**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **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

---



### MAIN CONTACTS

T: 01484 689689

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [holmfirth@simonblyth.co.uk](mailto:holmfirth@simonblyth.co.uk)

### OFFICE OPENING TIMES

#### 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)

Wakefield  
01924 361631

Huddersfield  
01484 651878

Holmfirth  
01484 689689

Kirkburton  
01484 603399

Penistone  
01226 762400

Sheffield  
01143 216 590

Barnsley  
01226 731730

Pontefract  
01977 800259