

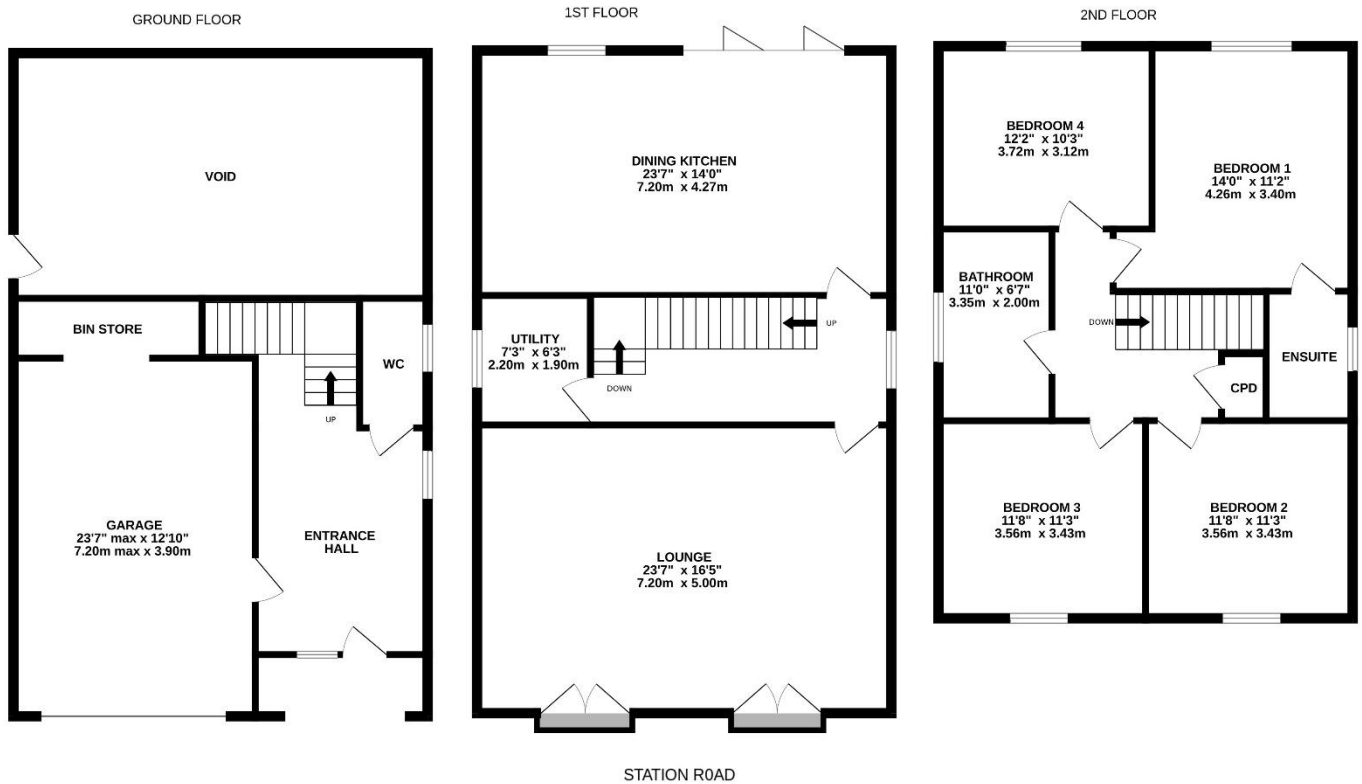
The logo for Simon Blyth Estate Agents is a green rectangular box with a white border. Inside the box, the name "Simon Blyth" is written in a red, serif font, and "ESTATE AGENTS" is written in a smaller, black, sans-serif font below it.

**Simon Blyth**  
ESTATE AGENTS

A large, three-story stone house with a grey roof and dormer windows. The house is built with light-colored stone blocks. It has a grey car parked in a driveway in front of a garage. The driveway is paved with red bricks. There are some plants and a small tree in the front garden. The sky is blue with a few birds flying.

**PLOT 11, STATION ROAD, MELTHAM, HOLMFIRTH, HD9 4NL**

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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

PHASE 2 NOW RELEASED WITH HOMES READY EARLY 2025

THIS BEAUTIFUL, STONE-BUILT, DETACHED FAMILY HOME BENEFITS FROM LOVELY, ENCLOSED REAR GARDENS, A GOOD-SIZED INTEGRAL GARAGE, AND ACCOMMODATION OVER THREE LEVELS. WITH LARGE SITTING ROOM AND STUNNING LIVING DINING KITCHEN, THE HOME ALSO HAS FOUR BEDROOMS ON THE TOP FLOOR. SITUATED IN A DELIGHTFUL VILLAGE SETTING, THE PROPERTY IS A SHORT WALK FROM MELTHAM'S BUSTLING CENTRE, WITH SHOPS, WELL-REGARDED SCHOOLING AND OTHER FACILITIES CLOSE BY. The property briefly comprises of entrance hall, sitting room, superbly appointed dining living kitchen with bi-fold doors out to the large lawn gardens, good sized utility room, downstairs w.c., four double bedrooms (bedroom one with en-suite facilities), the house bathroom, landscaped gardens, and a delightful village location.

**Early reservations are able to bespoke your kitchen and bathrooms, subject to build stages**

“PART EXCHANGE CONSIDERED”

**Offers around £585,000**

## GROUND FLOOR

### ENTRANCE HALLWAY

Enter the property through a high-quality front door with glazing to the side, within an open porch, which provides access to the spacious entrance hallway. The entrance hallway has attractive flooring, a window to the side, doors through to the downstairs w.c. and the property's integral garage. A staircase rises to the first-floor landing.



### DOWNSTAIRS W.C.

The downstairs w.c. is fitted to a high standard with stylish wash hand basin and low-level w.c.



### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first-floor level, which provides access to the lounge, dining kitchen and utility room.



### LOUNGE

This large lounge is positioned to the front of the home and benefits from twin-glazed doors which provide access to two Juliet balconies. There are ceiling pendants and provisions for a wall-mounted television.





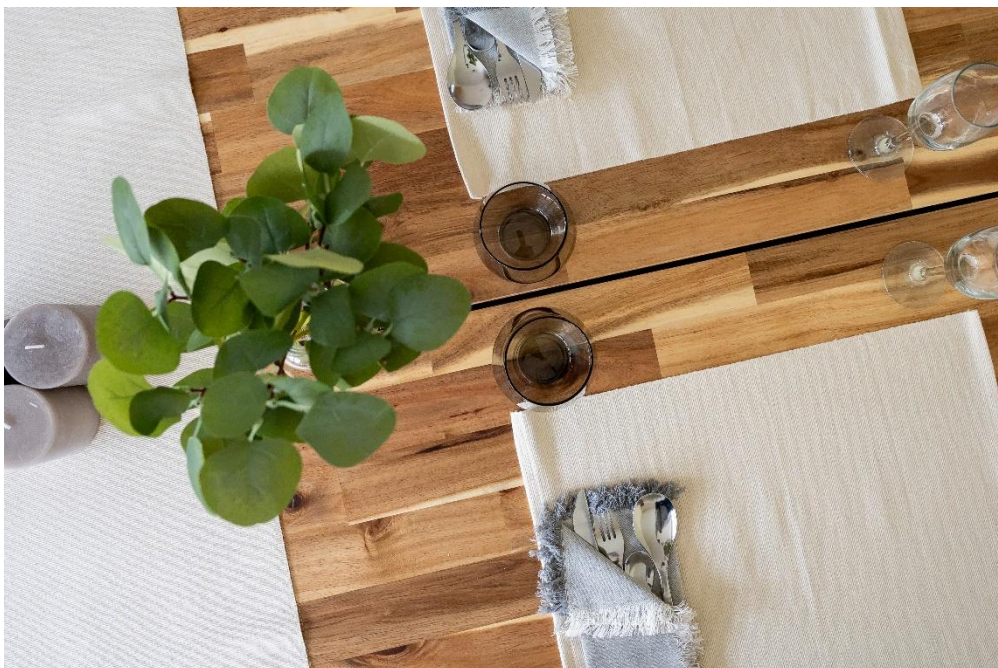
### OPEN-PLAN DINING KITCHEN

A further doorway leads through to the stunning dining kitchen. There are impressive bi-fold doors providing a huge amount of natural light and providing direct access out to the fabulous stone flagged patio and lovely rear gardens. The room has fabulous flooring, inset spotlighting to the ceiling, a superb range of units with worktops and upstands, and a range of integrated appliances, including an induction hob with extractor fan over, a stainless-steel multi-function oven, a built-in combination microwave oven, a fridge freezer, and a dishwasher. There is also under-unit LED lighting.









### UTILITY ROOM

The utility room benefits from twin windows, plumbing for an automatic washing machine, space for a dryer, an inset sink unit to the work surfaces; all of which is presented to a high standard.



### SECOND FLOOR LANDING

A staircase rises to the top floor level with oak banister and glazed balustrading. There are doors providing access to four double bedrooms including master suite with accompanying en-suite bathroom.

### BEDROOM ONE



### **BEDROOM ONE ENSUITE**

The en-suite has beautiful ceramic tiling to the floor, to the half-height on the walls and comprises of a stylish wash hand basin with mixer tap above and vanity unit beneath, a low-level w.c., a large, enclosed shower cubicle with high-quality chrome fittings. There is an obscure glazed window, inset spotlighting to the ceiling, a chrome central heating radiator/heated towel rail, an extractor fan, and a shaver socket.



### **BEDROOM TWO**



### BEDROOM THREE

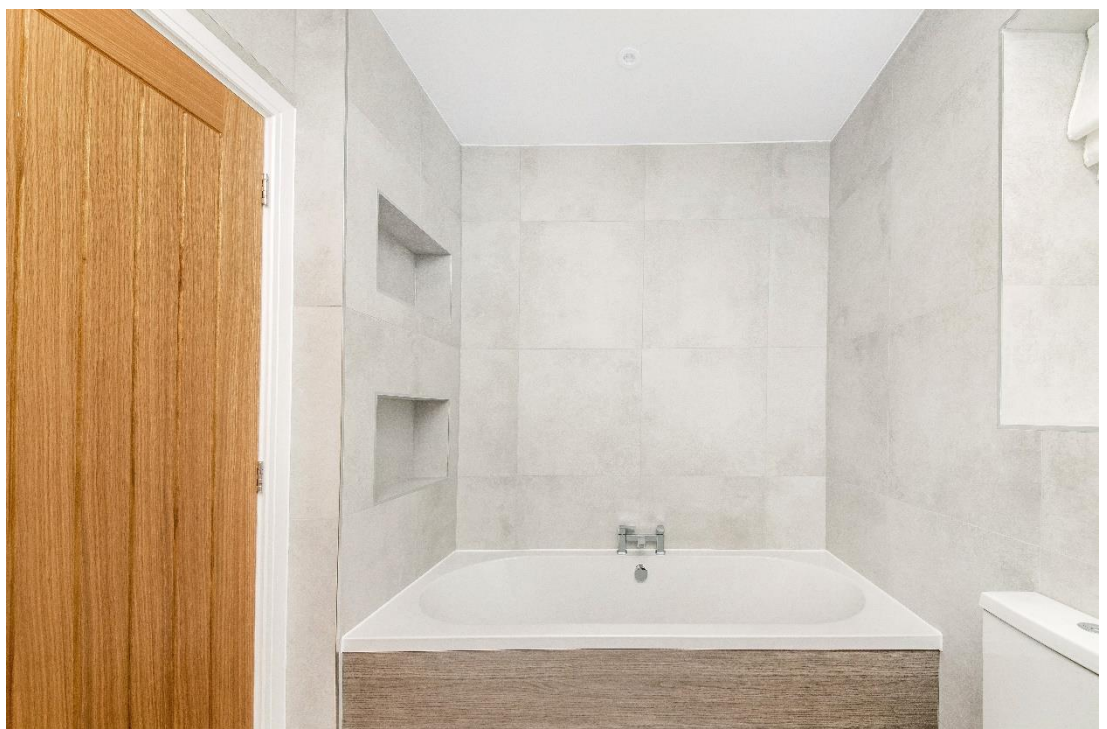


### BEDROOM FOUR



## HOUSE BATHROOM

The luxury house bathroom benefits from a four-piece suite comprising of a double-ended bath with mixer tap over, a low-level w.c., a large shower with chrome fittings, and a vanity unit with wash hand basin. There are display niches, twin obscure glazed windows, an extractor fan, insets spotlighting to the ceiling, ceramic tiling to the floor and half-height on the walls, and there is a stainless-steel heated towel rail / central heating radiator.



## EXTERNAL

Externally, the property enjoys lovely front and rear gardens. To the front there is a double-width driveway provides parking for at least two vehicles and gives access to the integral garage. To the rear is where the majority of the gardens are to be found which can be access down the side of the property via a stone-flagged staircase. They are landscaped and enclosed by high-quality timber fencing, and there is an attractive stone paved patio/terrace immediately before the bi-fold doors from the dining kitchen.



# STATION ROAD MELTHAM



### **PLEASE NOTE**

The images used within the brochure are for plot 5 which is the same house type.

### **INTEGRAL GARAGE**

The integral garage benefits from an electric up-and-over door, a wall-mounted Valiant gas fired central heating boiler, and the garage is fitted with power and light.

### **ADDITIONAL INFORMATION**

It should be noted that the property has an alarm system, an electric car charging point and external lighting. There is underfloor heating throughout the ground floor of the property, and the gas fired central heating system is complemented by solar photovoltaic panels to the roof.

### **VIEWING**

For an appointment to view, please contact the Holmfirth Office on 01484 689689

### **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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### **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.

**Viewings By Appointment Only**

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**Simon Blyth**

ESTATE AGENTS

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**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



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