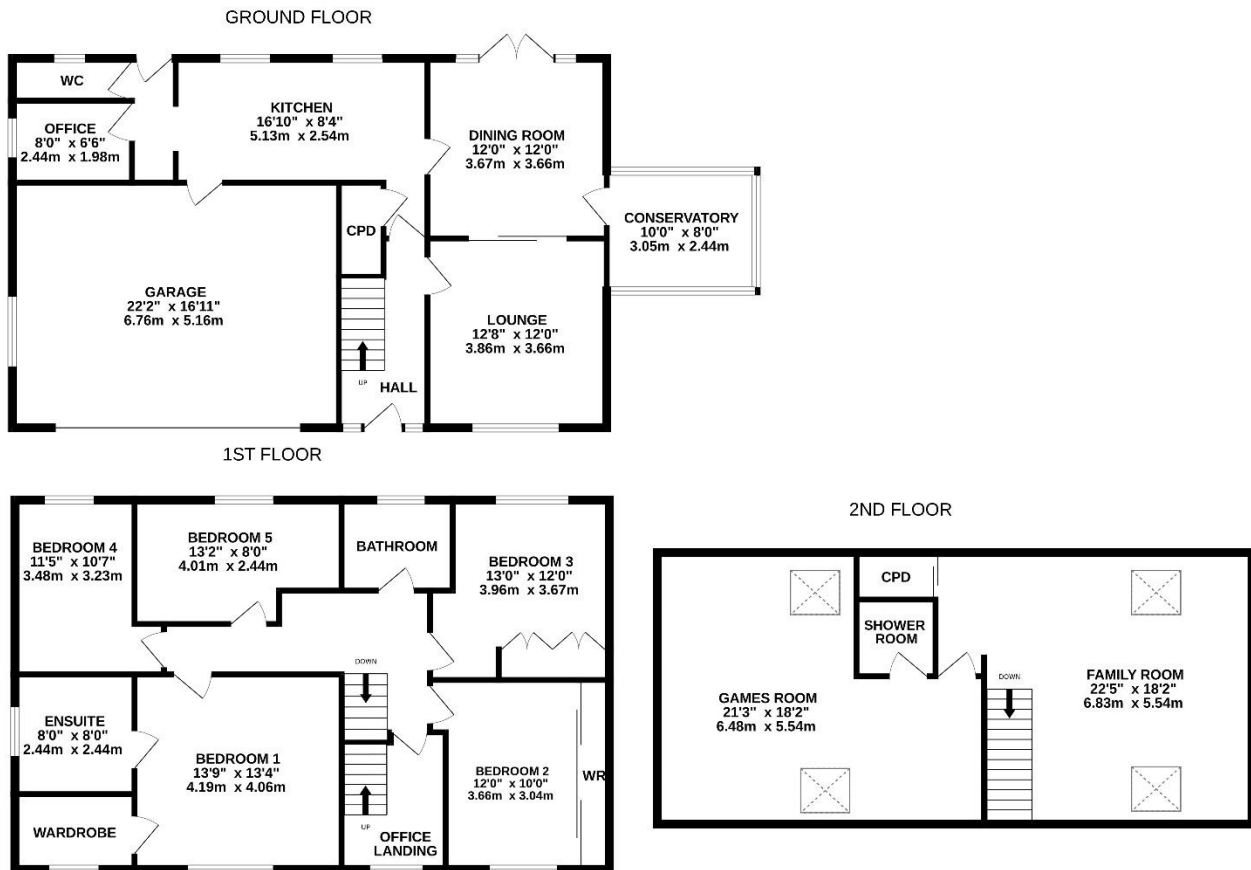


Simon Blyth
ESTATE AGENTS



BRIAR AVENUE, MELTHAM, HD9 5LQ



BRIAR AVENUE

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

A MOST IMPRESSIVE, DETACHED FAMILY HOME OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS THREE FLOORS. OCCUPYING AN ELEVATED POSITION BETWEEN RED LANE AND BRIAR AVENUE IN MELTHAM AND BOASTING FABULOUS OPEN ASPECT VIEWS ACROSS THE VALLEY. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO THE SUPERMARKET AND VILLAGE CENTRE AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. OFFERED WITH NO ONWARD CHAIN AND COMPETITIVELY PRICED SO EARLY VIEWINGS ARE ADVISED TO AVOID MISSING THE OPPORTUNITY TO ACQUIRE THIS FANTASTIC HOME.

The property accommodation briefly comprises of lounge, formal dining room, conservatory, kitchen, rear porch, home office and downstairs w.c. to the ground floor. To the first floor there are five well-proportioned bedrooms and the house bathroom, the principal bedroom having walk-in wardrobe and ensuite bathroom facilities. There are two generous proportioned attic rooms to the second floor and a shower room. Externally there is a gated driveway leading to an integral double garage, the front garden is laid to lawn with well-stocked flower and shrub beds, ornamental pond and a Wendy house. To the side there are two additional hard standings ideal for a workshop and a garden shed and to the rear of the property is a substantial patio area and lawn garden.

Offers Around £400,000

ENTRANCE HALL

Enter the property through a double-glazed composite front door with obscure glazed inserts and lead detail into the entrance hall. There is high quality flooring, decorative coving to the ceiling, a ceiling light point, radiator and a staircase rises to the first floor with wooden banister and spindle balustrade. There are multi panel doors providing access to the lounge and kitchen.

LOUNGE

Measurements – 12'8" x 12'0"

The lounge is a light and airy reception room which features a bank of double-glazed windows to the front elevation, providing the room with a wealth of natural light and with pleasant open aspect views over rooftops across the valley and open countryside. There is hardwood flooring, decorative coving to the ceiling and ornate ceiling rose with ceiling light point and the focal point of the room is the living flame effect gas fireplace with marble inset and hearth and decorative mantel surround. There is a radiator and slide in pocket doors provide access to the dining room.



DINING ROOM

Measurements – 12'0" x 12'0"

The oak flooring continued through from the lounge into the formal dining room, which again has decorative coving to the ceiling and ceiling light point, a radiator and a bank of double-glazed French doors with adjoining windows to either side provide direct access to the rear garden. There is a multipaneled door leading to the kitchen and a multipaneled timber and glaze door to provide access to the Conservatory.



CONSERVATORY

Measurements – 10'0" x 8'0"

The Conservatory benefits from a wealth of natural light, which cascades through the triple aspect banks of windows to the front, rear and side elevations. This room is a great multipurpose space which could be utilised as a home office, a family room / snug or perhaps a recreational room or hobby room. There is a wall light point, various plug points, and a wall mounted electric heater.



KITCHEN

Measurements – 16'10" x 8'4"

The kitchen features a range of fitted wall and base units with high gloss shaker style cupboard fronts and with complementary marbled effect work surface over which incorporates a one-and-a-half-bowl composite sink and drainer unit with chrome mixer tap. The kitchen is well equipped with high quality built-in appliances which include a four-ring Neff ceramic hob with canopy style over and a built-in high sense electric double oven. There is plumbing and provisions for a dishwasher and automatic washing machine and two further spaces for under counter appliances, such as a fridge and freezer. There are glazed display cabinets with inset spotlighting, tiling to the splash areas and under unit lighting and the kitchen benefits from soft closing doors and drawers. There are two double glazed windows to the rear elevation, inset spotlighting to the ceiling, a radiator and luxury vinyl tiled flooring. There is an arched doorway leading to the rear porch and the multipaneled door leads to the integral double garage.



REAR PORCH

The luxury vinyl tiled flooring continues through from the kitchen into the rear porch. There is a double-glazed composite door with obscure glaze inserts to the rear elevation, inset spotlighting to the ceiling and multipaneled doors provide access to the home office and downstairs w.c.

HOME OFFICE

Measurements – 8'0" x 6'6"

The office features fitted shelving brackets, a telephone point, radiator and inset spotlighting to the ceiling and there is a double-glazed window to the side elevation with marble sill.



DOWNSTAIRS W.C.

The downstairs w.c. features a white two-piece suite comprising low level w.c. and a pedestal wash hand basin. There is tiling to the splash areas, a radiator, inset spotlighting to the ceiling and a useful toiletry cupboard over the door. There is a double-glazed window with obscure glass and marble sill to the rear elevation.

INTEGRAL DOUBLE GARAGE

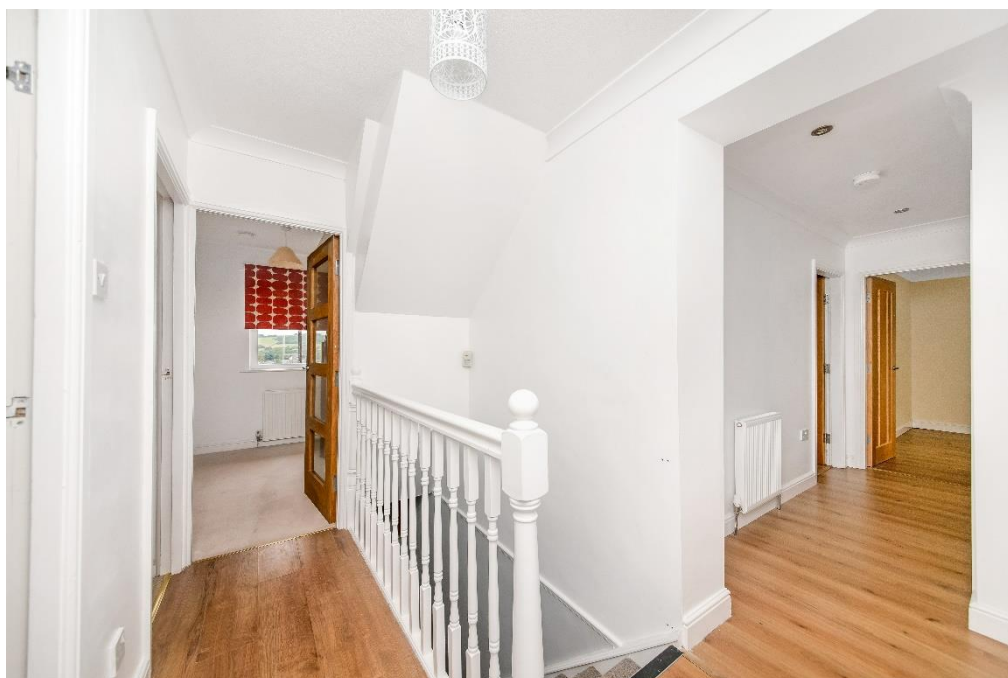
Measurements – 22'2" x 16'11"

The Integral double garage features an electric remote controlled up and over door. There is lighting and power in situ as well as cold and hot water taps, fitted units with shelving and workbench for use as a workshop and for additional storage and there is a double-glazed window with obscure glass to the side elevation and the garage also houses the property wall mounted combination boiler.



FIRST FLOOR LANDING

Taking the staircase from the entrance hall you reach the first-floor landing, which features decorative coving to the ceiling, high quality flooring, a radiator, and oak doors provide access to the bedroom and bathroom accommodation. There is a ceiling light point, inset spotlighting to the ceiling, a wooden banister with spindle balustrade over the stairwell head and a cupboard houses the hot water cylinder.



BEDROOM ONE

Measurements – 13'9" x 13'4"

The high-quality flooring from the landing proceeds into the principal bedroom, which is a generously proportion double room with ample space for free standing furniture. There is decorative coving to the ceiling, a radiator, two reading light points and a bank of double-glazed windows to the front elevation which provide a fantastic panoramic view over rooftops across the valley and of open fields and countryside. There are oak doors leading to the walk-in wardrobe and en-suite bathroom.



WALK IN WARDROBE

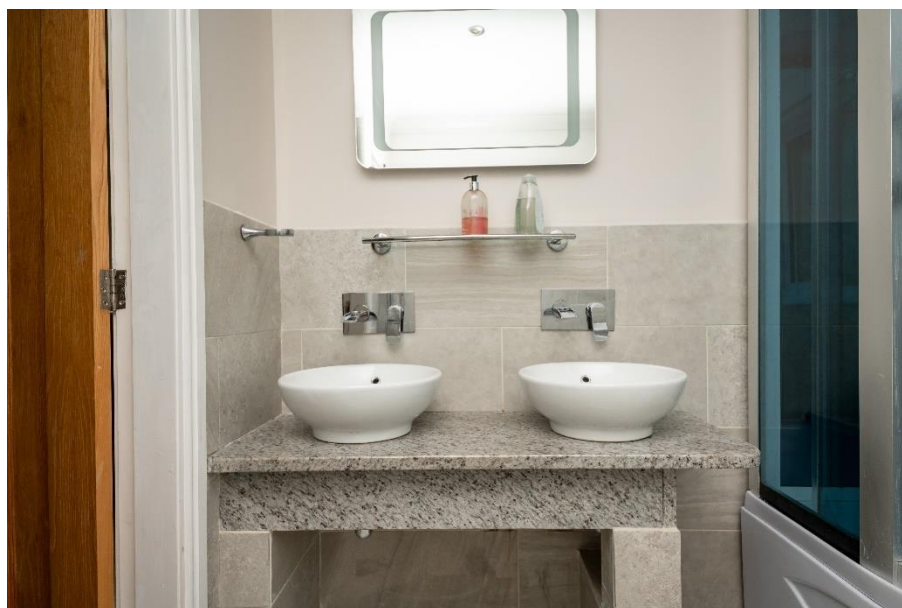
The high-quality flooring continues from the bedroom area into the walk-in wardrobe where there is inset spotlighting to the ceiling, a double-glazed window to the front elevation again taking full advantage of the elevated position of the property with open aspect views across the valley. The walk-in wardrobe is furnished with fixed hanging rails and shelving.

EN-SUITE BATHROOM

Measurements – 8'0" x 8'0"

The en-suite bathroom features a modern contemporary five-piece suite which comprises low level w.c. with push button flush, a free-standing claw foot double ended bath with chrome mixer tap, a walk-in shower cubicle with rainfall shower, multi jet shower function as well as integrated speaker system with tub beneath and twin circular wash hand basins set upon a granite shelf with wall mounted cascading waterfall mixer taps. There is tiled flooring and tiling to the half level on the walls, decorative coving to the ceiling, inset spotlighting and a wall mounted LED vanity mirror. Additionally, there is a chrome ladder star radiator and a bank of double-glazed windows with obscure glass to the side elevation.





BEDROOM TWO

Measurements – 12'0" x 10'0"

Bedroom two is a light and airy double bedroom which benefits from an array of fitted furniture including floor to ceiling fitted wardrobes which have hanging rails and shelving in situ and a matching dressing table with drawers beneath. There is a bank of double-glazed windows to the front elevation, providing a fantastic open aspect view over rooftops and there is decorative coving to the ceiling, a radiator and ceiling light point.



BEDROOM THREE

Measurements – 13'0" x 12'0"

Bedroom three is a double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, a radiator, ceiling light point and decorative coving. The room benefits from fitted furniture which include floor to ceiling fitted wardrobes which have hanging rails and shelving in situ and a built-in drawer unit.



BEDROOM FOUR

Measurements – 11'5" x 10'7"

Bedroom four is a light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, decorative coving to the ceiling, a ceiling light point, radiator and high-quality laminate flooring.



BEDROOM FIVE

Measurements – 13'2" x 8'0"

Bedroom five can accommodate a double bed with ample space for freestanding furniture. There is decorative coving to the ceiling, a central ceiling light point radiator, and a bank of double-glazed windows to the rear elevation.



HOUSE BATHROOM

The house bathroom features a modern contemporary three-piece-suite which comprises low level w.c. with push button flush, a free-standing bath with chrome mixer tap, a walk-in shower cubicle with rainfall shower, multi jet shower function as well as integrated speaker system with tub beneath. There is tiled flooring and tiling to the half level on the walls, decorative coving to the ceiling, inset spotlighting, vanity mirror and a bank of double-glazed windows with obscure glass.





STUDY

The study is accessed from the landing via an oak and glazed door. There is a double-glazed window to the front elevation, a radiator, ceiling light point and a staircase with wooden banister and spindle balustrade leads to the attic space.

ATTIC SPACE ONE

Measurements – 22'5" x 18'2"

This versatile space could be utilised for a variety of uses. It features double glazed skylight windows to both the front and rear elevations, which provide the room with a great deal of natural light and from the window to the front elevation provide fabulous open aspect views. There is a radiator, two ceiling light points and the room then continues round to the second portion of the attic space.



ATTIC SPACE TWO

Measurements – 21'3" x 18'2

Attic room two could be utilised again for a variety of purposes such as a reception room or study area for family or perhaps a guest bedroom suite as there is ample space for a double bed and freestanding furniture. There is a ceiling light point, radiator and double-glazed skylight windows to both the front and rear elevations with integrated blinds and a multi panel door provides access to a shower room.



SHOWER ROOM

The shower room features a modern white three-piece suite comprising quadrant style fixed frame shower cubicle with thermostatic shower, a wash hand basin set upon a vanity shelf with chrome mono bloc mixer tap and a low level w.c. with push button flush. There is tiled flooring and panelling to the walls and splash areas, inset spotlighting to the ceiling, an extractor fan and a wall mounted chrome ladder style radiator.



EXTERNAL

The property is accessed via a gated driveway off Red Lane, which provides all street parking for multiple vehicles, a turning area and access to the double integral garage. The front garden is laid predominantly to lawn with well stocked flower and shrub beds, raised planters and an ornamental pond, there is a hard standing with a wendy house, which is great for the growing family. The gardens then wrap around either side of the property with a patio area, two hard standings providing space for a greenhouse, as well as a substantial shed. A pathway then meanders through flower and shrub beds and leads to the rear garden where there is a fabulous, flagged patio area ideal for alfresco dining, barbecuing and entertainment. The patio runs across the entirety of the rear of the property, and then proceeds to a raised lawn area where there are further flower, tree and shrub beds with part walled and part fenced boundaries. There are external lights, an external tap and external plug point.



ADDITIONAL INFORMATION

EPC rating – C
Property tenure – Freehold
Local authority – Kirklees
Council tax band – D

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

E: 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

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