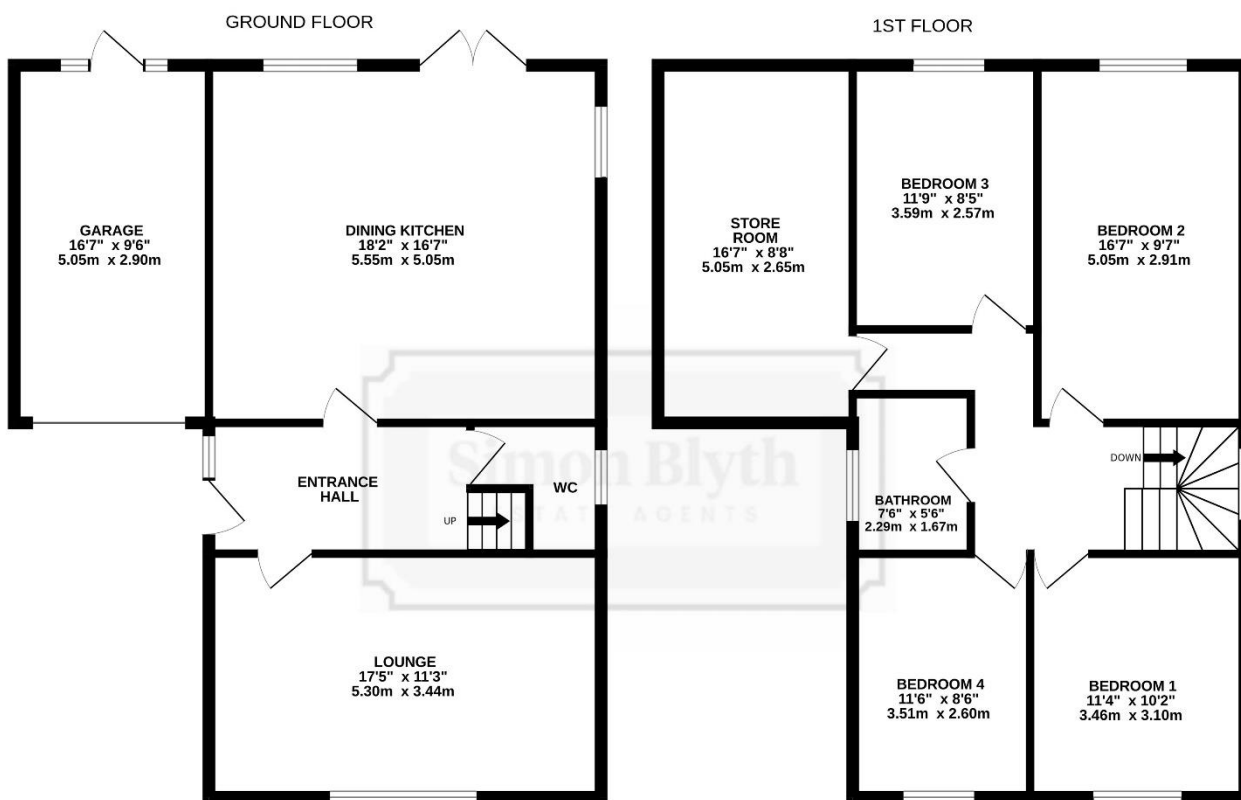


Simon Blyth
ESTATE AGENTS



WESTFIELD AVENUE, MELTHAM, HD9 5PY



WESTFIELD AVENUE

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PROPERTY DESCRIPTION

SITUATED ON A QUIET, RURAL SETTING WITH BEAUTIFUL OPEN OUTLOOK ACROSS NEIGHBOURING FIELDS AND OPEN COUNTRYSIDE TO THE REAR IS THIS SPACIOUS, DETACHED, STONE CONSTRUCTION FAMILY HOME. LOCATED IN THE SOUGHT-AFTER VILLAGE OF MELTHAM, THE PROPERTY IS A SHORT DISTANCE FROM THE VILLAGE CENTRE, WITH AMENITIES AND WELL-REGARDED SCHOOLING AND IS CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS ATTACHED GARAGE, FABULOUS OPEN-PLAN DINING-KITCHEN AND FAMILY ROOM AND IS OFFERED WITH NO ONWARD CHAIN.

The property accommodation briefly comprises of entrance hall, downstairs WC, lounge, open-plan dining-kitchen and family room to the ground floor. To the first floor there are four bedrooms and the house bathroom. Externally there is a lawn garden to the front, with driveway providing off street parking for multiple vehicles and leading to the attached single garage, to the rear is a low maintenance enclosed garden with flagged patio ideal for alfresco dining and a lawn area which enjoys views across neighbouring fields to the rear.

Offers around £450,000

ENTRANCE HALL

Enter the property through a double glazed, PVC door with obscure, double glazed inserts and leaded detail, from the side elevation into the entrance hall. There is an adjoining, double glazed window with obscure glass and leaded detailing, high quality oak flooring, ceiling light point and radiator. The entrance hall has multi-panelled timber and glazed doors providing access to the lounge and the fabulous open-plan dining/kitchen and family room and a door encloses a downstairs w.c. There is a staircase rising to the first floor with wooden banister and spindle balustrade.

LOUNGE

Measurements – 17'5" x 11'3"

As the photography suggests, the lounge is a generously proportioned, light and airy reception room which features a fabulous bay window to the front elevation, providing the room with a great deal of natural light. There is decorative coving to the ceiling, two radiators and inset spotlighting to the ceiling.



DOWNSTAIRS W.C.

The solid, oak flooring continues through from the entrance hall into the downstairs w.c. which features a modern, white, two-piece suite, comprising of a low-level w.c. with push button flush and a wash handbasin with vanity cupboard beneath and chrome Monobloc mixer tap. There is a ceiling light point, a radiator and a double-glazed window with obscure glass to the side elevation.



OPEN PLAN KITCHEN / DINING / FAMILY ROOM

Measurements – 18'2" x 16'7"

The open plan dining/kitchen/family room enjoys a great deal of natural light which cascades through the dual-aspect, double glazed windows to both the rear and the side elevations. There are double glazed, French doors providing direct access to the gardens which also provide a pleasant view across the property's gardens and the neighbouring fields beyond. There is inset spotlighting to the ceiling, two radiators and tiled flooring. The kitchen features a wide range of fitted wall and base units with Shaker style cupboard fronts and complementary work surfaces over, which incorporate a single bowl, composite sink and drainer unit with chrome mixer tap. The kitchen is well equipped with space for a seven-ring, range cooker with stainless steel splashback and canopy cooker hood over and there is space and provision for an American style fridge and freezer unit. There are soft closing doors and drawers, an integrated dishwasher, under-unit lighting and a breakfast peninsula for informal dining, with cupboards beneath. There is also an integrated washing machine and built-in tumble dryer.





FIRST FLOOR LANDING

Taking the kite-winding staircase from the entrance hall, you reach the first-floor landing which has a double-glazed bank of windows to the side elevation and a wooden banister with traditional spindle balustrade over the stairwell head. There are multi-panel, timber doors providing access to four, well proportioned, double bedrooms and the house bathroom and there is a ceiling light point and loft hatch providing access to a useful attic space.

BEDROOM ONE

Measurements – 11'4" x 10'2"

Bedroom one is a generously proportioned, light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the rear elevation which takes full advantage of the fabulous open-aspect views across neighbouring fields and over countryside. There are two ceiling light points, a radiator and a television point.



BEDROOM TWO

Measurements – 16'7" x 9'7"

Bedroom two, again, is a light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the rear elevation, again, enjoying pleasant views across the property's gardens and the neighbouring fields and countryside beyond. There is a ceiling light point and radiator.



BEDROOM THREE

Measurements – 11'9" x 8'5"

Bedroom three is a double bedroom which has ample space for free-standing furniture. There is a bank of three, double glazed windows to the front elevation which have fantastic, open-aspect views over rooftops across the valley. There is a ceiling light point and radiator.



BEDROOM FOUR

Measurements – 11'6" x 8'6"

Bedroom four can accommodate a double bed with ample space for free standing furniture. There is a bank of double-glazed windows to the front elevation, again, enjoying pleasant views over rooftops across the valley. A ceiling light and radiator are present.



HOUSE BATHROOM

Measurements – 7'6" x 5'6"

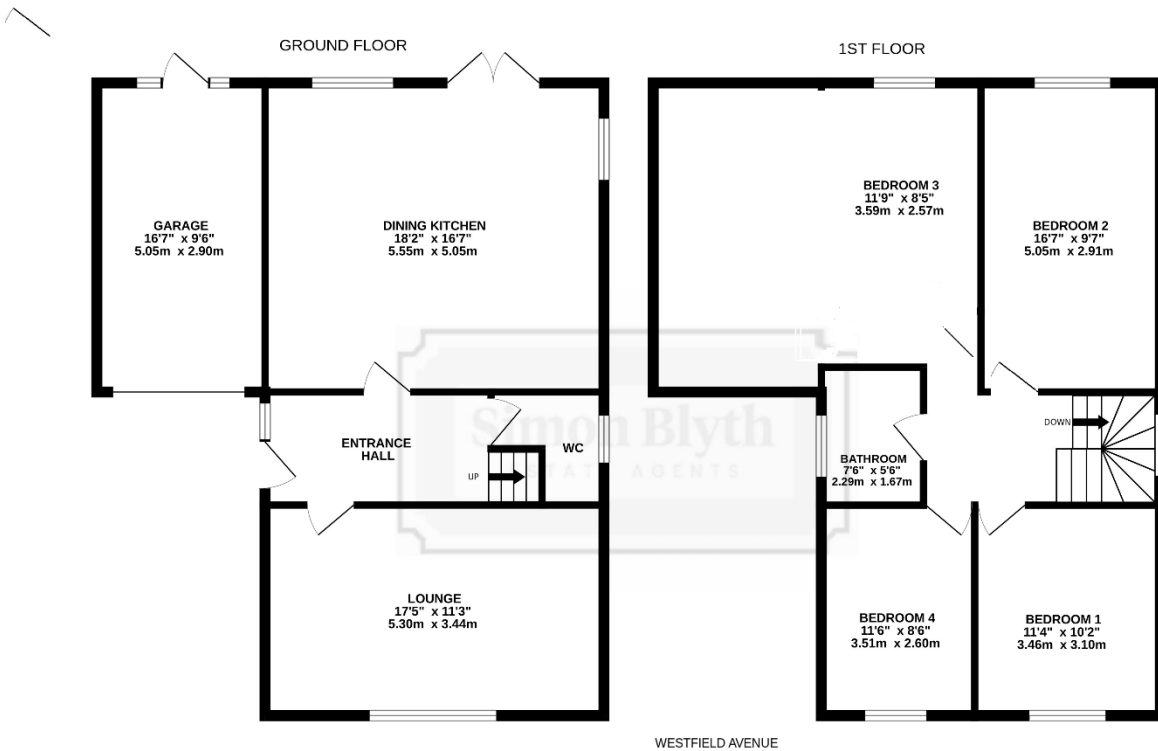
The house bathroom features a modern, contemporary, three-piece suite, comprising of an inset bath with tiled surround and thermostatic shower over with glazed shower guard, a broad wash handbasin with vanity cupboard beneath and chrome, Monobloc mixer tap and a low-level w.c. with push button flush. There is attractive tiling to the walls and tiled flooring, inset spot lighting to the ceiling and a horizontal, ladder-style radiator, extractor fan and a double-glazed window with obscure glass to the side elevation.



STORAGE

Measurements – 16'7" x 8'8"

The storage area is accessed off the first-floor landing, adjacent to bedroom two. It is a useful, eaves storage area which is boarded and has a ceiling light point in situ. If this area wasn't required, it could be incorporated into bedroom three to create a superb, spacious, double bedroom. Please see example floor layout plan below.



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EXTERNAL FRONT

Externally to the front, the property benefits from a tarmacadam, tandem driveway providing off-street parking for multiple vehicles and this leads to the attached garage. There is an external light, and the front garden is laid predominantly to lawn with part fence and part walled boundaries, well-stocked flower and shrub beds and the flagged pathway continues down the front and side of the property to the rear garden. There is an external, double plug socket and a gate by the side of the garage also encloses the rear garden.

GARAGE

The garage features an electric, roller-shutter, remote-controlled door. There is lighting and power in situ. A pedestrian access door with adjoining windows attached either side to the rear elevation with obscure, double glazed inserts.



EXTERNAL REAR

Externally to the rear, the property benefits from a raised, flagged terrace area, ideal for al fresco dining, barbecuing and entertainment. There are various external lights, an external tap and a gate amongst the railings provides access to the lawned area of the garden which has a beautiful, dry stone wall boundary which adjoins neighbouring open fields. There are shrub and tree borders and a hardstanding behind the gates provides a great space for a summer house or substantial shed.







ADDITIONAL INFORMATION

EPC rating –

Property tenure – Freehold

Local authority – Kirklees Council

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)

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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

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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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