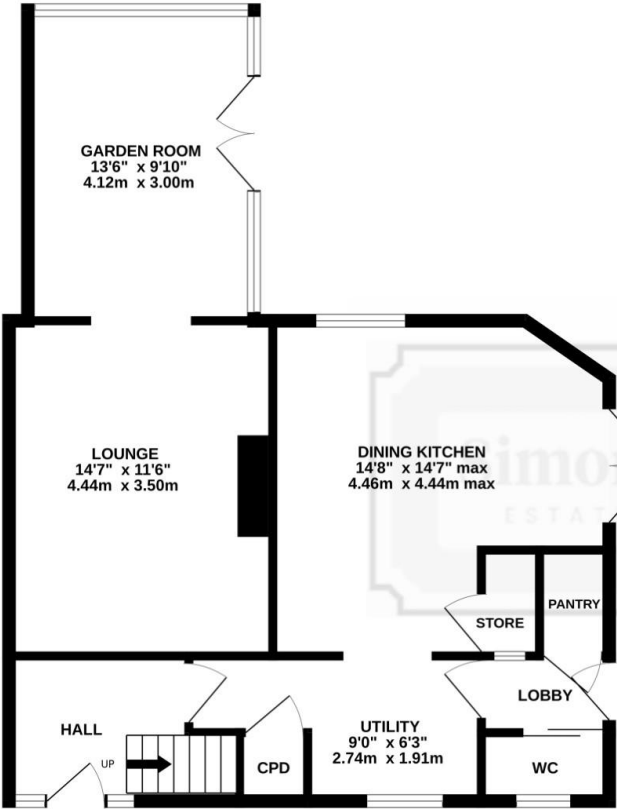




SUNNY HEYS WEST, MELTHAM, HOLMFIRTH, HD9 5PA

GROUND FLOOR



1ST FLOOR



SUNNY HEYS WEST

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PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN, OCCUPYING A GENEROUS CORNER PLOT, IS THIS THREE BEDROOM, SEMI-DETACHED FAMILY HOME. SITUATED IN POPULAR VILLAGE OF MELTHAM. A SHORT DISTANCE FROM VILLAGE CENTRE, WHICH HAS AN ARRAY OF AMENITIES AND SUPERMARKET. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, lounge, orangery, and open-plan dining-kitchen to the ground floor. To the first floor there are three bedrooms and the house bathroom. Externally there is lawn garden with mature hedged borders, to the side a raised decked area ideal for alfresco dining, with a lawn garden to the rear.

EPC rating: D Council tax: A Tenure: Freehold

Offers Around £230,000

ENTRANCE HALL

Enter into the property through a double glazed composite front door with obscure and leaded detailing into the entrance hall. There are adjoining double glazed windows at either side with obscure glass, which provide the entrance hall with a great deal of natural light. There is a ceiling light point, radiator, oak doors provide access to the lounge and utility, and a carpeted staircase with wooden handrail, spindle balustrade proceeds to the first floor with a useful cupboard beneath. Additionally, there is decorative coving to the ceilings and a telephone point.

LOUNGE

Measurements – 14'7" x 11'6"

As the photographer suggests, the lounge is a generous proportioned reception room which features decorative coving to the ceilings, a central ceiling light point and radiator with a decorative fireplace with tiled hearth and ornate mantel surround. A door opening then seamlessly leads into the garden room.



GARDEN ROOM

Measurements – 13'6" x 9'10"

The garden room enjoys a wealth of natural light which cascades through the dual aspect banks of windows to both the rear and side elevations. There is a bank of double-glazed French doors which lead out to the rear decking, a vaulted ceiling with inset spotlighting, two wall light points and a radiator and the room enjoys pleasant views across the property's gardens.



UTILITY ROOM

Measurements – 9'0" x 6'3"

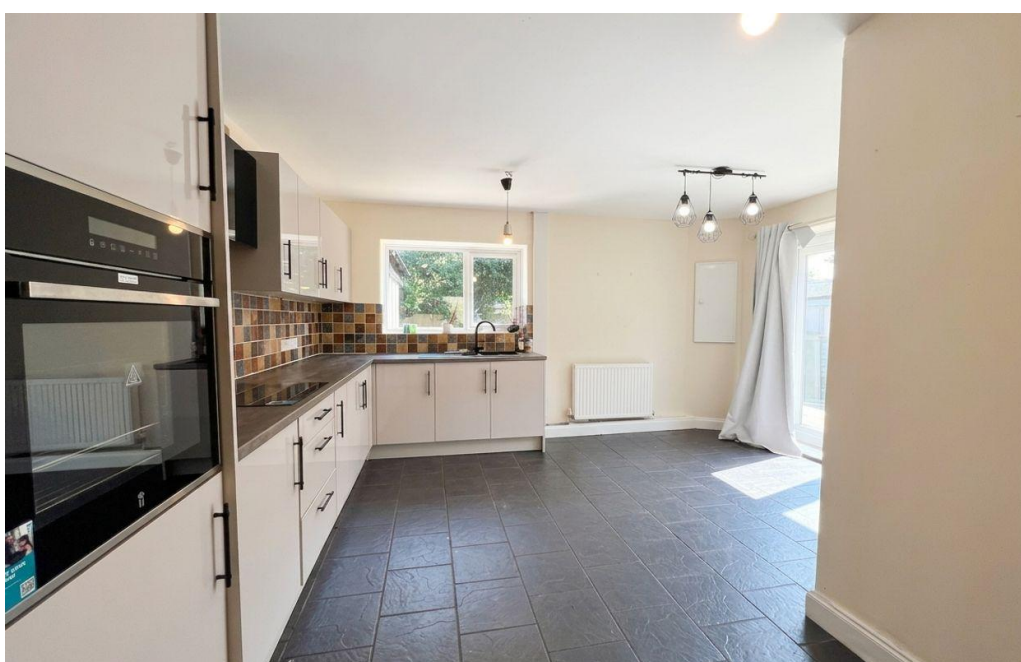
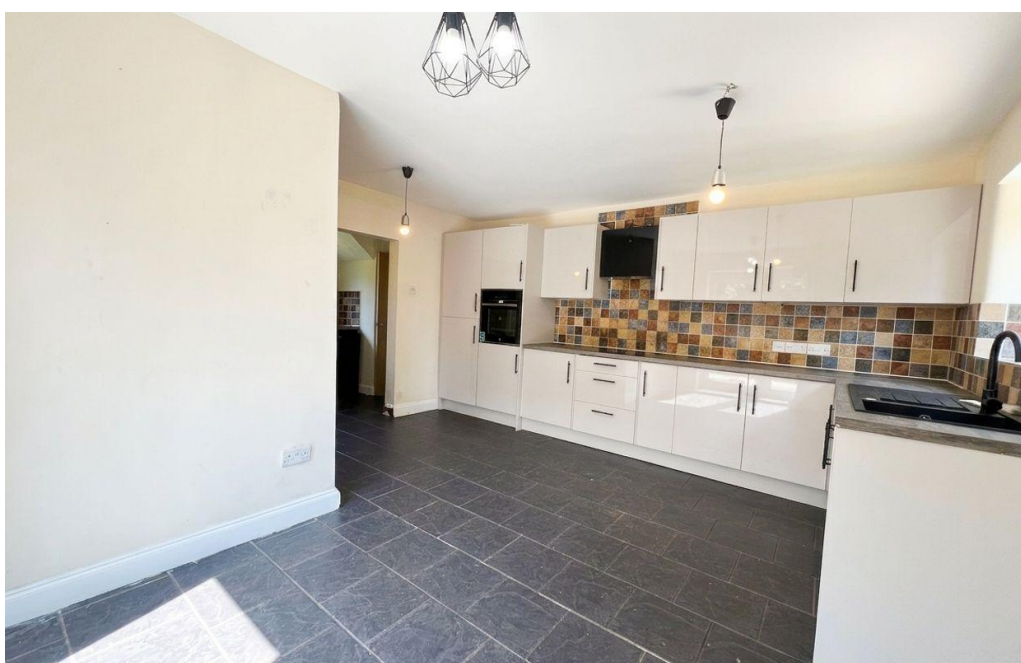
The utility has space and provisions for a automatic washing machine, a tumble dryer, as well as a dishwasher. There is a fitted work surface with tiled splashback, a double-glazed window to the front elevation with matching tiled sill, decorative coving to the ceilings, a ceiling light point and the utility provides access to the open plan dining kitchen. A door encloses a useful cloaks cupboard and an oak door proceeds to the side entrance.



OPEN PLAN DINING KITCHEN

Measurements – 14'8" x 14'7" max

The open plan dining kitchen room is a generous proportioned L-shaped dual aspect room which features a bank of double-glazed windows to the rear elevation and double-glazed French doors to the side elevation, giving direct access to the gardens. There is tiled flooring, a radiator and three wall light points. The kitchen features a wide range of fitted wall and base units with high gloss cupboard fronts with complimentary rolled edge work surfaces over, which incorporate a one and a half bowl composite sink and drainer unit with mixer tap over. The kitchen is equipped with built-in appliances, which includes a four-ring ceramic hob with tiled splashback and extractor hood over, a built-in waste level fan-assisted oven and an integrated fridge and freezer unit. The kitchen has soft closing doors and drawers, tiled flooring, and a multi-panel door gives access to a useful store cupboard. The store cupboard has tiled flooring, a ceiling light point and fitted shelving in situ, as well as an interconnecting window with obscure glass, which provides borrowed light from the side entrance.





SIDE ENTRANCE

With a double-glazed external door with obscure glass to the side elevation, there is terracotta tiled flooring, a ceiling light point, a sliding oak door encloses the downstairs w.c and a cottage style door provides access to the pantry. The pantry has fitted shelving in situ and a ceiling light point.

DOWNSTAIRS W.C

The downstairs w.c features a low-level w.c, terracotta tiled flooring, a double-glazed window with obscure glass to the front elevation and ceiling light point. It also houses the wall mounted combination boiler.

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first-floor landing, which features a double-glazed window to the front elevation, a radiator, ceiling light point and decorative coving to the ceilings. There are oak doors providing access to three well-proportioned bedrooms and the house bathroom, and a loft hatch with drop-down ladder gives access to a useful boarded attic space.

BEDROOM ONE

Measurements – 14'7" max x 11'6"

Bedroom one 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 which provide fantastic far-reaching views over rooftops across the valley. There is decorative coving to the ceilings, a ceiling light point and radiator and a bank of fitted wardrobes which have hanging rails and shelving in situ.



BEDROOM TWO

Measurements – 14'7" x 9'0"

Bedroom two is a double bedroom which has ample space for freestanding furniture with a bank of double-glazed windows to the rear elevation, which has a pleasant view across the property's gardens and again with far reaching views over rooftops across the valley. There is decorative coving to the ceilings, a radiator, ceiling light point and a fitted floor to ceiling cupboard with shelving in situ and a plug point.



BEDROOM THREE

Measurements – 9'0" x 8'0"

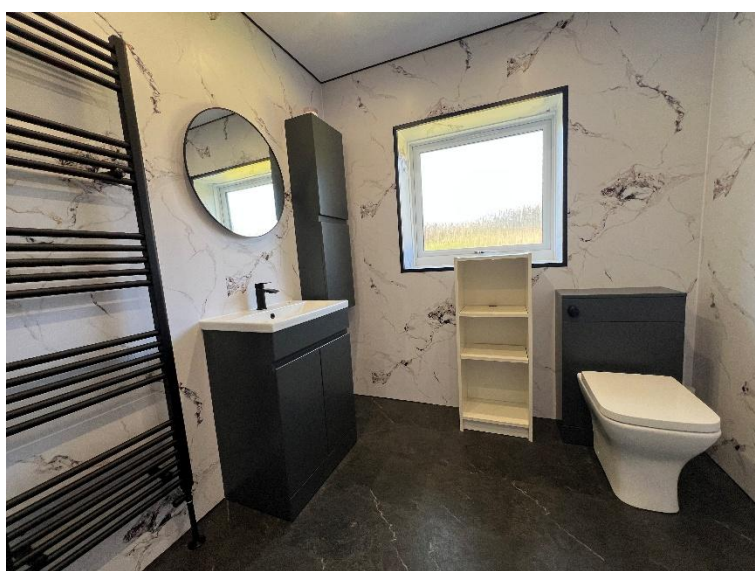
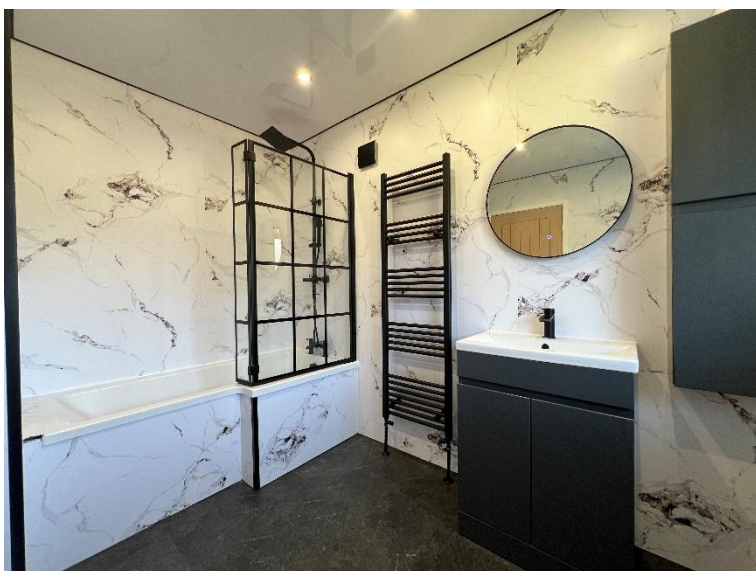
Bedroom three is situated at the front of the property and can accommodate a single or three-quarter bed with ample space for freestanding furniture. There is a double-glazed window to the front elevation, radiator and ceiling light point.



BATHROOM

Measurements – 9'8" x 7'0"

The bathroom features a modern contemporary three-piece suite, which comprises of a low-level w.c with concealed cistern and push-button flush, a broad wash hand basin with vanity cupboard beneath and mixer tap over and a L-shaped panelled bath with thermostatic rainfall shower over, separate handheld attachment and glazed shower guard. There is marble effect panelling to the walls, a panelled ceiling with inset spotlighting, an extractor fan, attractive vinyl tiled flooring, a ladder style radiator and a double-glazed window with obscure glass to the front elevation.



EXTERNAL

Externally the property occupies a generous corner plot with a pathway that leads to the front door. There is a gate to the side of the property which encloses the gardens. The front garden is laid predominantly to lawn with a mature hedge border and fenced boundaries. There is an external tap and the gardens continue down the side of the property to a decking area which enjoys the afternoon and evening sun. Here there is a external security light and double external plug point. There are flower and shrub beds and a hard standing for a substantial garden shed. The decking continues around to the rear of the property which is again an excellent space for outside entertainment. There is an additional lawn to the rear of the property with mature tree borders, fenced boundaries and a further external tap and external security light.







ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Leasehold

Local authority – Kirklees Council

Council tax band – A

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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