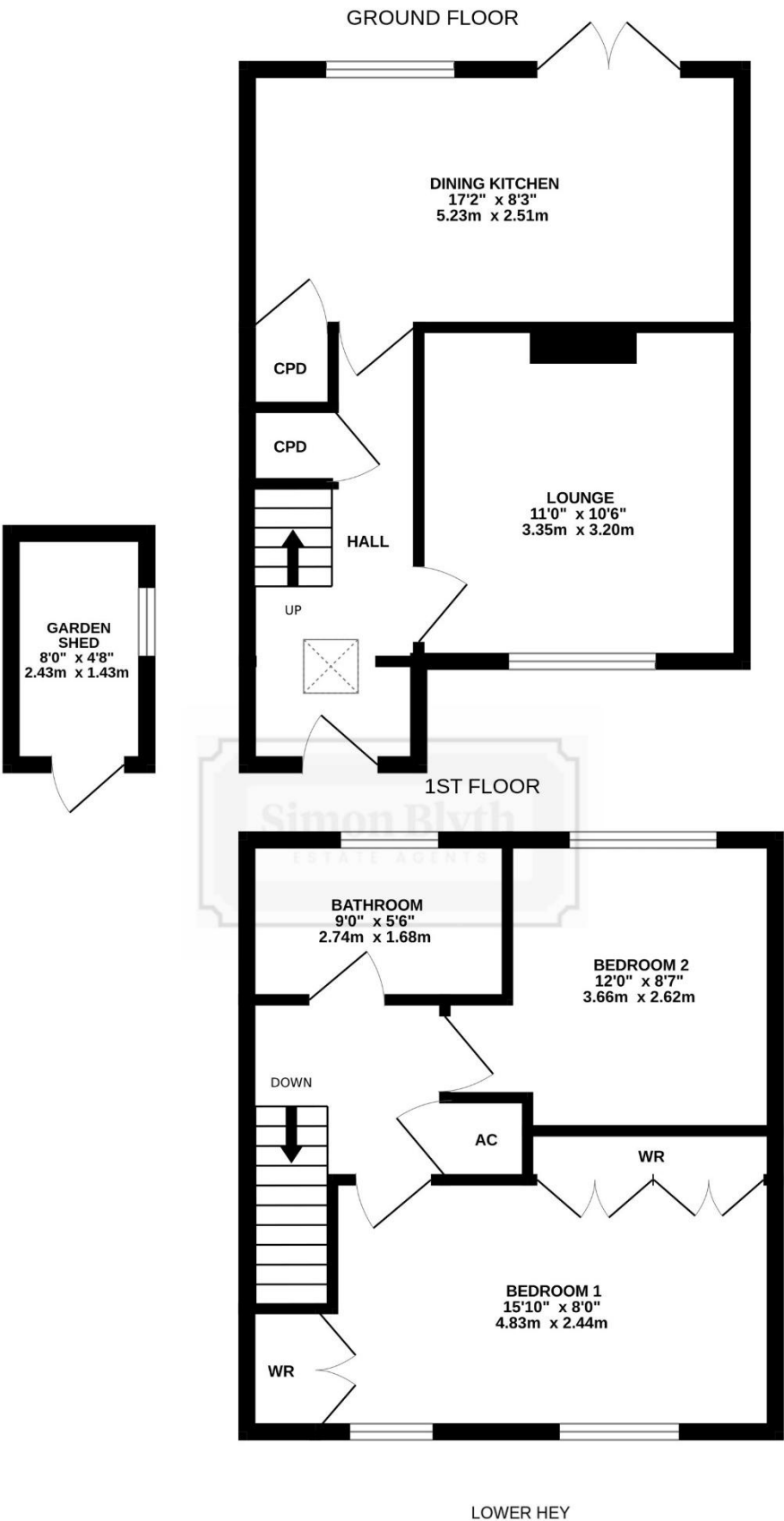


Simon Blyth
ESTATE AGENTS



LOWER HEY, MELTHAM, HD9 5PQ



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PROPERTY DESCRIPTION

TUCKED AWAY IN A QUIET CUL-DE-SAC SETTING, IS THIS VERY WELL PRESENTED, MID-TERRACE PROPERTY WHICH HAS BEEN MUCH IMPROVED BY THE CURRENT VENDORS, WITH LANDSCAPED, LOW MAINTENANCE GARDENS, MODERN KITCHEN AND RECENTLY FITTED BATHROOM. THE PROPERTY IS SITUATED IN MELTHAM, A SHORT DISTANCE FROM THE VILLAGE CENTRE, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance, inner hallway, lounge with log-burning stove, and open-plan dining-kitchen with understairs pantry to the ground floor. To the first floor there are two double bedrooms and the house bathroom. Externally there is a low maintenance enclosed garden to the front, to the rear again is a low maintenance flagged garden space with artificial lawn.

EPC: C Council Tax Band: A Tenure: Freehold

Offers Around £150,000

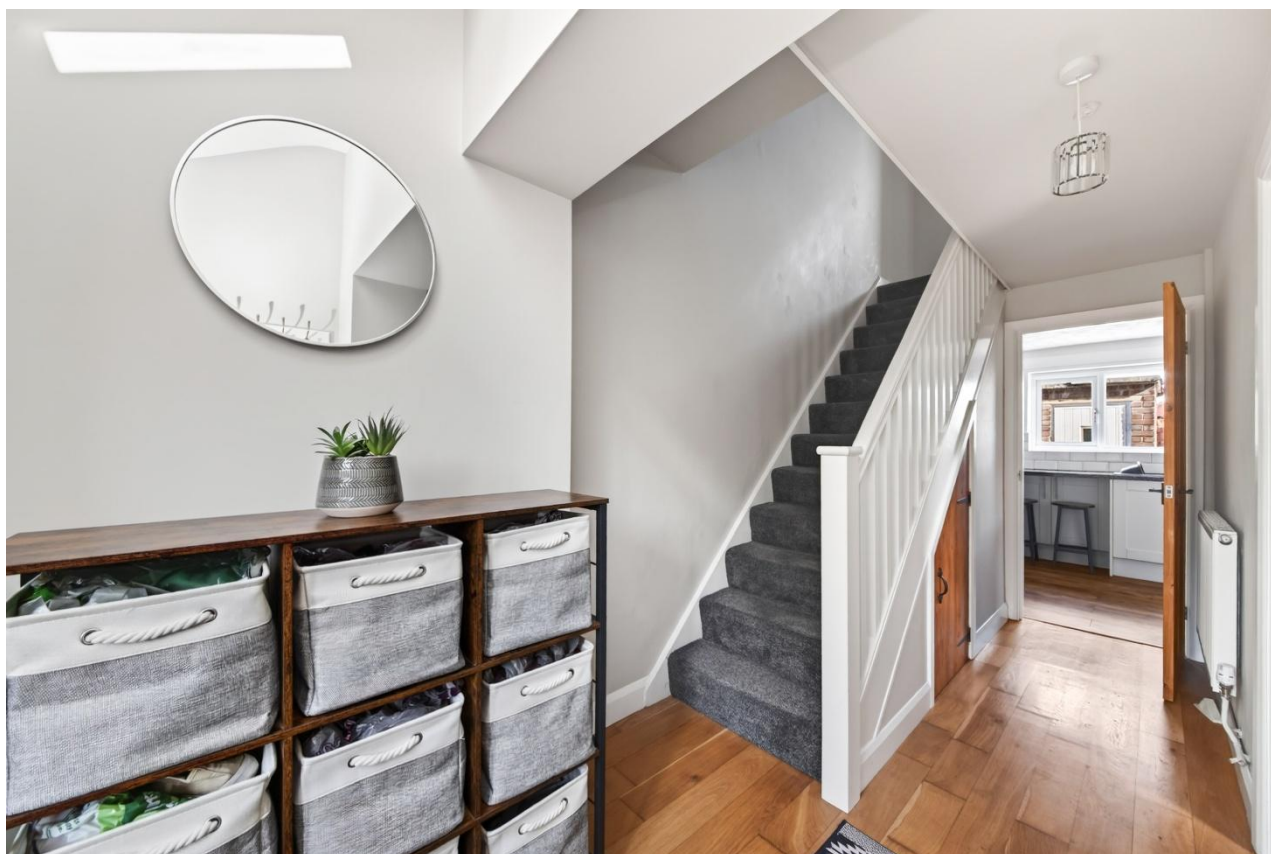
ENTRANCE

Enter the property through a double glazed, composite front door with obscure glazed inserts and leaded detailing into the entrance. There is a double-glazed skylight window to the front elevation, inset spot lighting to the ceiling, attractive wood flooring and the entrance then seamlessly leads into the inner hallway.



INNER HALLWAY

The high-quality flooring continues into the entrance hallway and there is a carpeted staircase with wooden handrail and spindle balustrade proceeding to the first floor. There is a useful, understairs cupboard, a ceiling light point, radiator and a multi-panel door leads into the open plan dining kitchen and a timber and glazed door proceeds to the lounge.



LOUNGE

Measurements – 11'2" x 10'6"

As the photography suggests, the lounge enjoys a wealth of natural light which cascades through the double-glazed bank of windows to the front elevation. The room features decorative coving to the ceiling, a central ceiling light point and radiator and the focal point of the room is the built-in fireplace with a cast iron, multi-fuel burning stove, set upon a raised, stone hearth and with attractive brick inset.





DINING KITCHEN

Measurements – 17'2" x 8'3"

The open plan dining kitchen room is situated to the rear of the property and is particularly light and airy. It features a wide range of fitted wall and base units with Shaker style cupboard fronts and with complementary work surfaces over which incorporate a composite, Franke sink and drainer unit with chrome mixer tap. The kitchen is equipped with built-in appliances, which include a four-ring, ceramic, Lamona hob with canopy style cooker hood over and a built-in electric, Lamona, fan-assisted oven. There is plumbing and provisions for an automatic washing machine and space for further free-standing appliances such as a fridge and freezer unit. The kitchen features high gloss, brick effect tiling to the splash areas, soft closing doors and drawers, high-quality flooring and two ceiling light points. Additionally, there is a radiator, a multi-panel door encloses a useful, understairs pantry. There is a double-glazed window to the rear elevation and double glazed, French doors giving direct access to the gardens as well as a breakfast seating area with space for informal dining.





FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing. There are multi-panel doors giving access to two, well-proportioned, double bedrooms, the bathroom and enclosing the boiler cupboard. There is a ceiling light point, wooden banister with spindle balustrade over the stairwell head and a loft hatch gives access to a useful attic space.

BEDROOM ONE

Measurements – 15'10" x 8'0"

Bedroom one is situated at the front of the property and is a light and airy, double bedroom which has ample space for free-standing furniture and benefits from two fitted wardrobes. There is a bank of floor-to-ceiling, sliding mirrored doors to the wardrobes, which have hanging rails and shelving in situ and there is an additional cupboard over the bulkhead for the stairs, again with a hanging rail. The principal bedroom has a ceiling light point and a radiator.



BEDROOM TWO

Measurements – 12'0" x 8'7"

Bedroom two, again, is a double bedroom with space for free-standing furniture. There is a bank of double-glazed windows to the rear elevation with open-aspect views which reach over rooftops and into the distance of a tree-lined backdrop. There is a ceiling light point and a radiator.



HOUSE BATHROOM

Measurements – 9'0" x 5'6"

The bathroom features a modern, white, contemporary, three-piece suite which comprises a panel bath with thermostatic rainfall shower over with separate handheld attachment, a pedestal wash handbasin with chrome, Monobloc, mixer tap and a low-level w.c. with push-button flush. There is high-quality flooring and attractive tiling to the walls and splash areas, a double-glazed bank of windows with obscure glass to the rear elevation, extractor fan, radiator and ceiling light point.



FRONT EXTERNAL

Externally to the front, the property benefits from a low-maintenance and enclosed garden which features fenced boundaries, a block-paved pathway proceeds to the front door and there are low-maintenance, raised, gravelled beds with space for pots, plants and shrubs. Immediately to the front of the property, there is a further block-paved area with a gate which leads to the ginnel between the neighbouring property and leading to a gate enclosing the rear garden.





REAR EXTERNAL

Externally to the rear, the property again benefits from a low-maintenance and enclosed garden which features a flagged patio area, ideal for al-fresco dining, barbecuing and entertainment. There is an artificial lawn area with a raised border, fenced boundaries and external tap and double external plug point. There is also a useful outbuilding which is used as a garden store and potting shed.



OUTBUILDING

Measurements – 8'0" x 4'8"

A timber and glazed stable door gives access to the outbuilding which has a double-glazed window to the side elevation and is currently utilised as a garden store for furniture and garden tools.

ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

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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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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