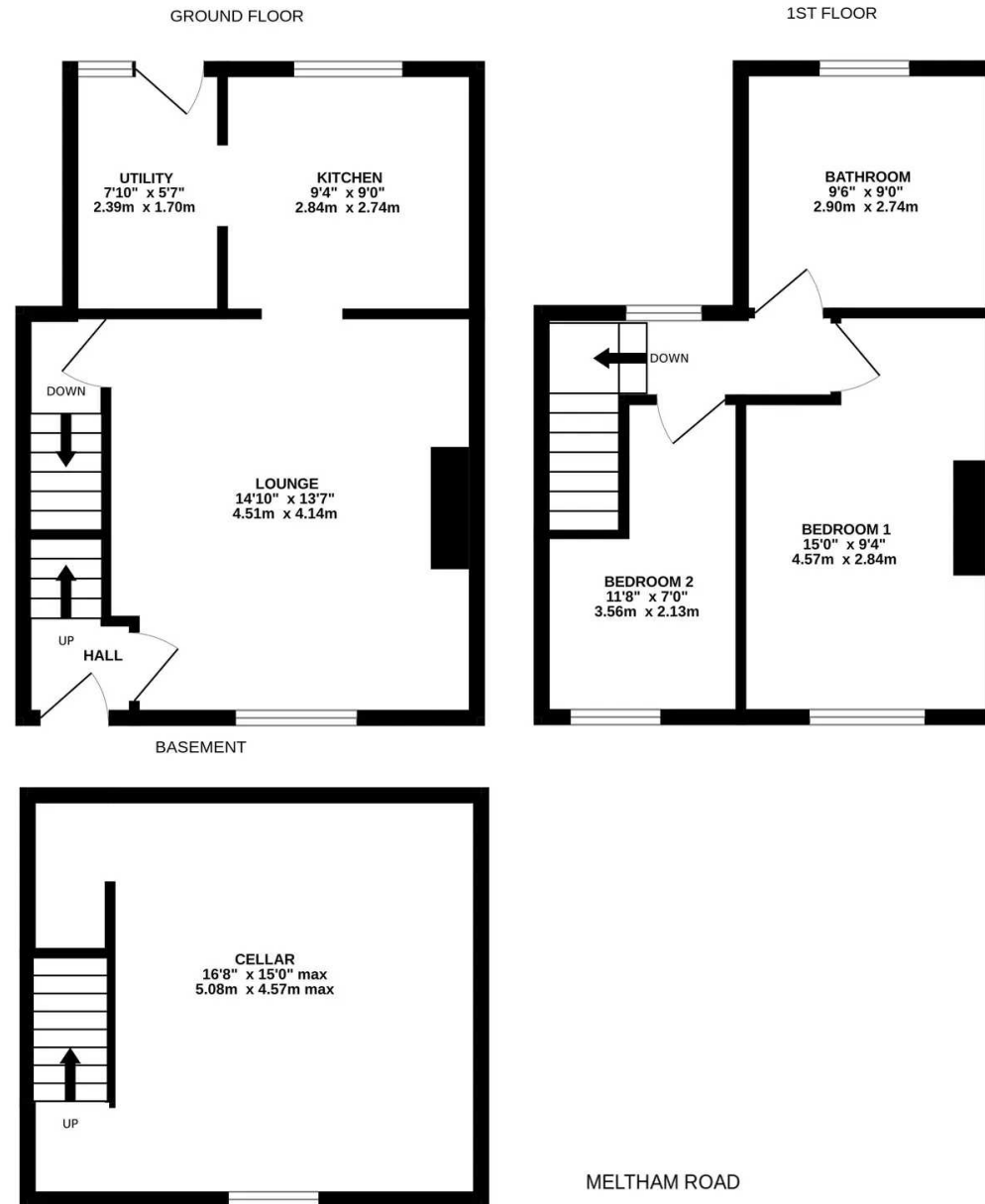




The Former Air Raid Warden's House, Meltham Road

Netherton, Huddersfield, HD4 7BE

Offers in Region of **£160,000**



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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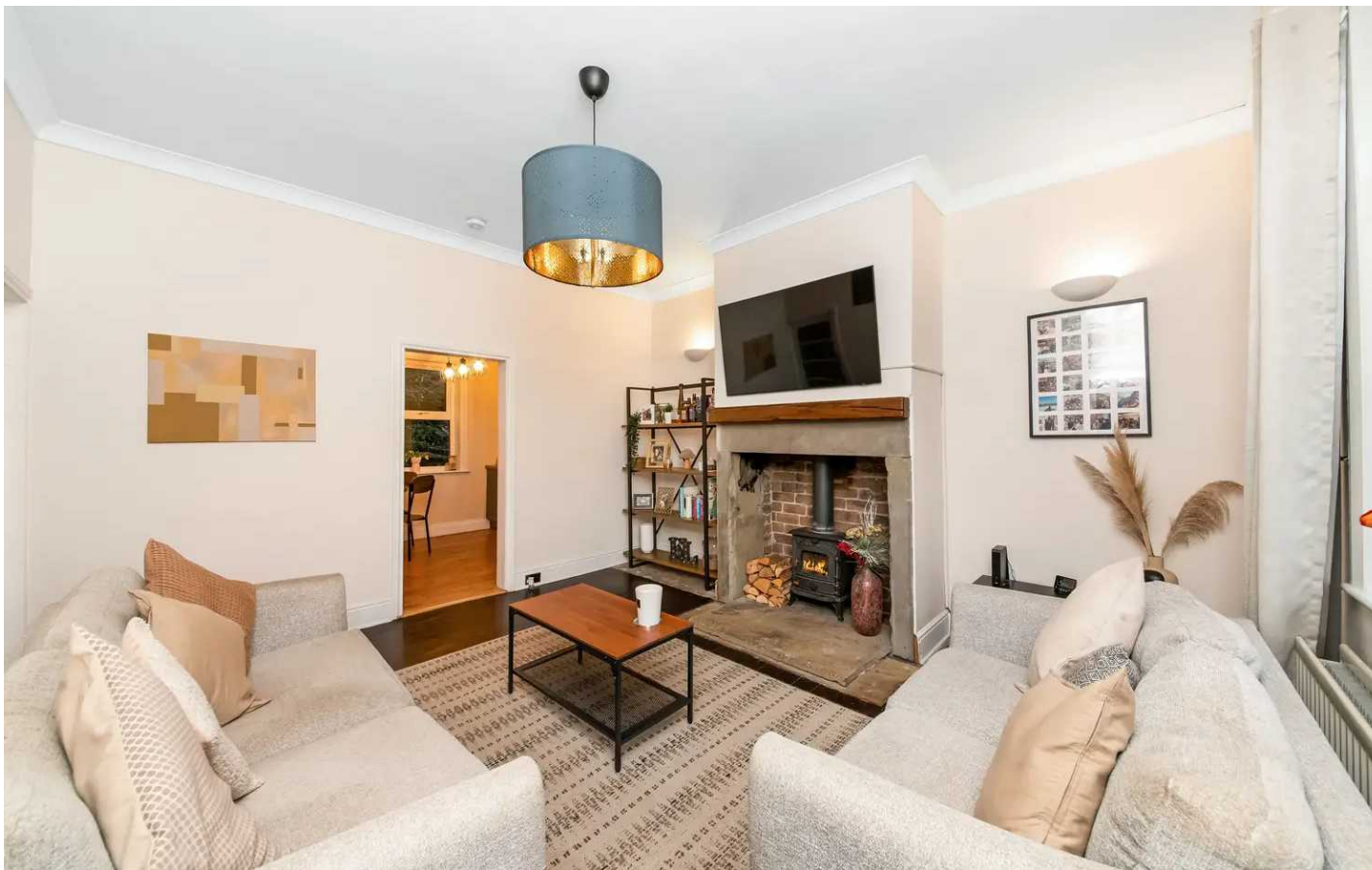
A STONE CONSTRUCTION, MID-THROUGH-TERRACE FORMER AID RAID WARDEN'S PROPERTY, NESTLED IN A PLEASANT WOODLAND SETTING JUST OUTSIDE THE SOUGHT AFTER VILLAGE OF NETHERTON. IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, JUST A SHORT DISTANCE FROM THE VILLAGE CENTRE AND IN CATCHMENT FOR WELL REGARDED SCHOOLING. THE PROPERTY OFFERS SPACIOUS ACCOMMODATION WITH PLEASANT OUTLOOK TO THE FRONT OF THE MILL POND AND LOW MAINTENANCE GARDENS TO THE REAR.

The property accommodation briefly comprises of entrance, lounge, dining-kitchen and utility room to the ground floor. To the lower ground floor is a useful keeping cellar with lighting, power and Yorkshire Stone flagged flooring. To the first floor there are two bedrooms and generous house bathroom. Externally to the front is a low maintenance garden area, to the rear is a raised seating area for alfresco dining. Early viewings are advised to avoid missing the opportunity to acquire this fantastic home.

Council Tax band: A

Tenure: Leasehold





GROUND FLOOR

ENTRANCE HALL

3' 3" x 3' 8" (0.99m x 1.12m)

Enter into the property through a timber and glazed door. The entrance features a carpeted stone staircase with wooden banister which rises to the first floor, and there is a radiator and a multi-panel timber and glazed door which proceeds into the lounge.

LOUNGE

14' 10" x 13' 7" (4.52m x 4.14m)

The lounge is a generously proportioned reception room which enjoys a great deal of natural light courtesy of the three-quarter-depth double-glazed window to the front elevation, which also offers a pleasant outlook across Meltham Road and of the woodland scene beyond. The lounge features high ceilings with decorative coving, a central ceiling light point, and two wall light points. There is exposed timber flooring, a multi-panel timber and obscure glazed door which encloses a staircase descending to the lower ground floor, and a doorway proceeding into the open-plan dining kitchen. The focal point of the room is the Inglenook stone fireplace with brick backcloth and cast-iron multi-fuel-burning stove set upon a raised stone hearth.



OPEN-PLAN DINING KITCHEN

9' 4" x 9' 0" (2.84m x 2.74m)

The open-plan dining kitchen is separated into two distinct areas, with the dining kitchen to one side and an extension to the other side which features a utility area. The dining kitchen area features a wide range of fitted wall and base units with high gloss cupboard fronts and complementary work surfaces over. The kitchen is well-equipped with high-quality built-in appliances including a four-ring Cooke & Lewis ceramic hob with matching ceramic extractor hood over and a fan-assisted Bosch oven. There is a ceiling light point, a double-glazed window to the rear elevation, a radiator, high-quality flooring, and space for a tall standing fridge freezer unit.

UTILITY AREA

7' 10" x 5' 7" (2.39m x 1.70m)

The utility area benefits from a wide range of fitted wall and base units with high gloss cupboard fronts and complementary work surfaces over, which incorporate a single-bowl composite sink and drainer unit with mixer tap above. There is space and provisions for an automatic washing machine, a panelled ceiling with central ceiling light point, and a double-glazed external door with obscure glass and an adjoining window to the rear elevation. The high-quality flooring continues through from the dining kitchen and there is a radiator.

LOWER GROUND FLOOR

16' 8" x 15' 0" (5.08m x 4.57m)

Taking the stone stairwell from the lounge, you reach the lower ground floor, which opens out into a useful cellar area, featuring Yorkshire stone flagged flooring, a double-glazed window to the front elevation, a radiator, and lighting and power in situ. The cellar features original stone slab tables and there is a boarded area which extends underneath the front garden.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There is a double-glazed window to the rear elevation, multi-panel timber doors providing access to two bedrooms and the house bathroom, and a loft hatch with drop-down ladder which provides access to a useful, part-boarded and insulated attic space.

BEDROOM ONE

15' 0" x 9' 4" (4.57m x 2.84m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. The room features decorative coving to the ceiling, a radiator, a ceiling light point, and a double-glazed window to the front elevation which offers a pleasant woodland outlook and overlooks the mill pond.

BEDROOM TWO

11' 8" x 7' 0" (3.56m x 2.13m)

Bedroom two is currently utilised as a home office but can accommodate a single bed with ample space for freestanding furniture. Again, the room features a double-glazed window to the front elevation with a pleasant woodland outlook and overlooking the mill pond during the winter months, and there is a ceiling light point and radiator.





HOUSE BATHROOM

9' 6" x 9' 0" (2.90m x 2.74m)

The house bathroom is of a fantastic size and features a four-piece suite which comprises of a pedestal wash hand basin with chrome Monobloc mixer tap, a low-level w.c. with push-button flush, a freestanding clawfoot roll-top bath with chrome taps, and a fixed-frame walk-in shower cubicle with thermostatic rainfall shower and separate handheld attachment. There is tiled flooring, high-gloss brick-effect tiling to the splash areas and half-level on the walls, and a panelled ceiling with ceiling light point and extractor fan. The bathroom features a part-obscure-glazed window to the rear elevation, a chrome ladder-style radiator, and a cupboard which houses the property's combination boiler.

EXTERNAL

FRONT GARDEN

Externally to the front of the property is a slate chipping garden with part-wall and part-fence boundaries.

REAR GARDEN

Externally to the rear, the property features a raised area which is an ideal space for al fresco dining and barbecuing. There is a tree-lined banking and an external security light.

PLEASE NOTE - There is a pedestrian right of access across the rear of the property for neighbouring houses.



ADDITIONAL INFORMATION

Please note, there is a pedestrian right of access across the rear of the property for neighbouring houses.

VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

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:

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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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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.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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