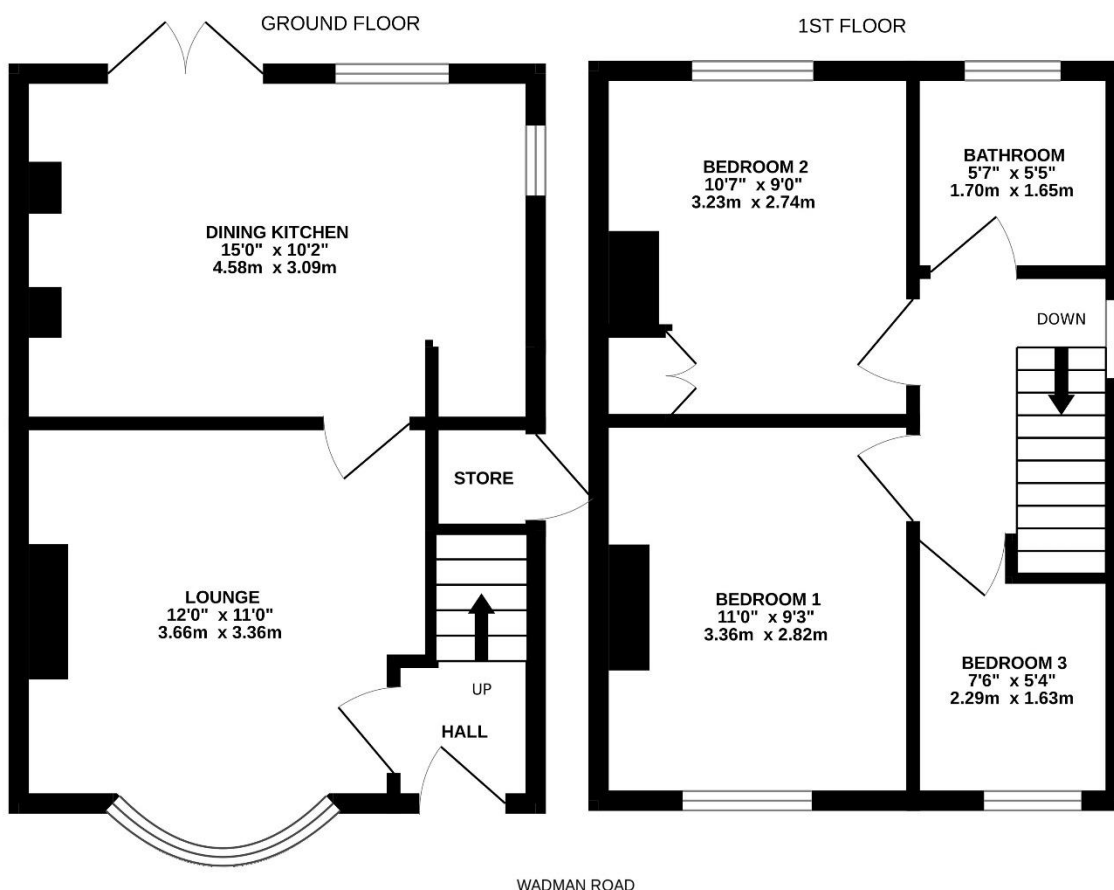


**Simon Blyth**  
ESTATE AGENTS



**WADMAN ROAD, SCHOLDS, HD9 1SZ**



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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## PROPERTY DESCRIPTION

A MOST BEAUTIFUL, BAY FRONTED, STONE CONSTRUCTION FAMILY HOME, OCCUPYING AN ELEVATED POSITION IN THE DESIRABLE VILLAGE OF SCHOLES. BOASTING OPEN ASPECT VIEWS ACROSS THE VALLEY TO THE FRONT, THREE BEDROOMS AND OPEN-PLAN DINING-KITCHEN WITH FRENCH DOORS LEADING TO THE REAR GARDEN. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance, lounge with bay window and inglenook fireplace and open-plan dining-kitchen to the ground floor. To the first floor there are three bedrooms and the house bathroom. Externally there is a lawn garden to the front, taking full advantage of pleasant views across the valley, to the rear is an enclosed, low maintenance garden with flagged patio area and lawn.

**Offers Around £240,000**

## ENTRANCE

*Measurements – 3'6" x 4'0"*

Enter the property through a double glazed composite front door with obscure glazed inserts into the entrance. The entrance enjoys a great deal of natural light and features a staircase rising to the first floor with wooden banister. There is decorative coving to the ceilings, a radiator, ceiling light point, and a multi-panel timber and glazed door provides access to the lounge.

## LOUNGE

*Measurements – 12'0" x 11'0" minus bay*

As the photography suggests, the lounge is a generous proportioned light and airy reception room which features a double-glazed bay window to the front elevation providing pleasant views across the property's front gardens and with far reaching views over roof tops across the valley. There are exposed timber floorboards, a central ceiling light point, two radiators and the focal point of the room is the Inglenook fireplace with cast iron Dunsley, multifuel burning stove which is set upon a raised stone hearth.



## OPEN PLAN DINING KITCHEN

*Measurements – 15'0" x 10'2"*

The open-plan dining kitchen room features a wide range of fitted wall and base units with shaker style cupboard fronts and with complimentary, rolled edge work surfaces over which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. There is a matching splashback to the work surface, space and provisions for an electric cooker with stainless steel splashback and canopy style cooker hood over, provisions available for an automatic washing machine and plumbing and space for a dishwasher. The kitchen enjoys a great deal of natural light with dual aspect windows to both the side and rear elevations and there are double glazed, French doors which seamlessly provide access to the property's rear gardens. There is a radiator, ceiling light point, a Inglenook, stone fireplace with raised stone hearth and the kitchen benefits from under unit lighting, tall pantry cupboards and space under the stairs for a tall standing fridge and freezer unit.





## FIRST FLOOR LANDING

Taking the staircase to the first floor you reach the landing which has multi-panel, timber doors providing access to three bedrooms and the house bathroom. There is a double-glazed window to the side elevation, two ceiling light points, decorative coving and a loft space with drop down ladder provides access to a useful part-boarded attic space with a light and sockets in situ.

## BEDROOM ONE

*Measurements – 11'0" x 9'3"*

Bedroom one is a double bedroom which has ample space for free standing furniture and features a double-glazed bank of windows to the front elevation taking full advantage of the open aspect views across the valley. There is a decorative picture rail, central ceiling light point and a radiator.

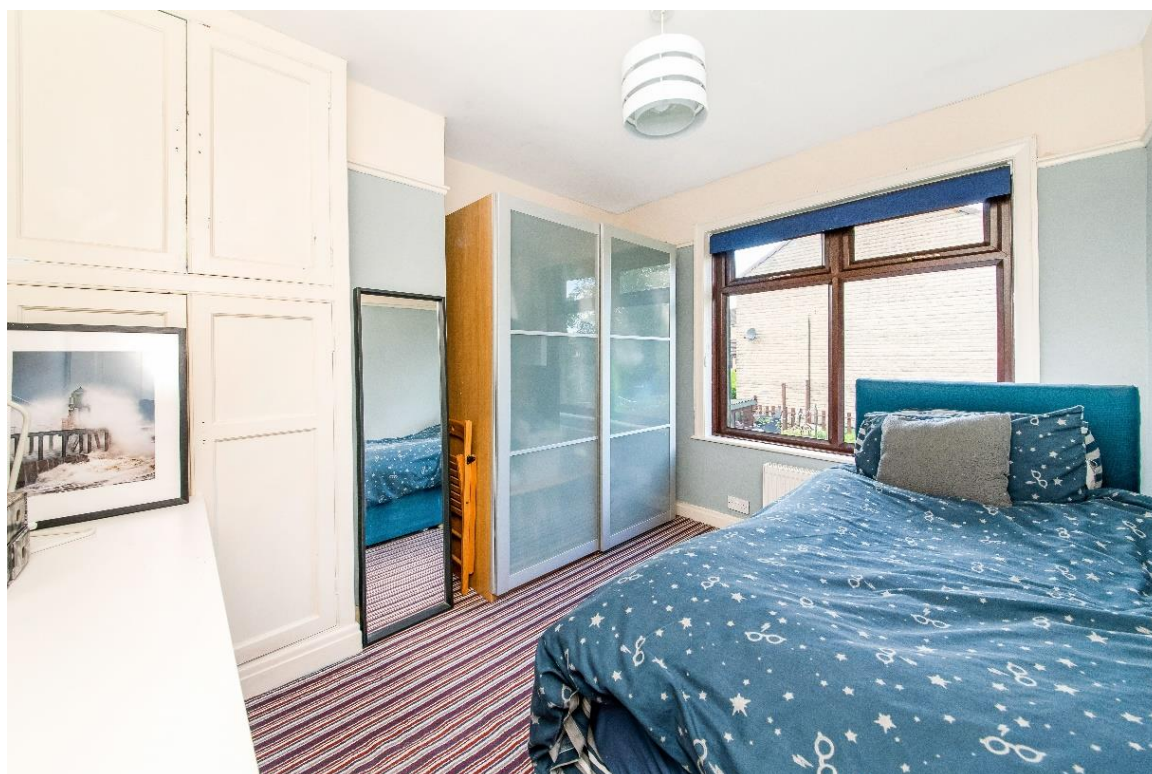




## BEDROOM TWO

*Measurements – 10'7" x 9'0" into alcove*

Bedroom two is situated at the rear of the property and enjoys a great deal of natural light which cascades through the double-glazed bank of windows to the rear elevation which has views across the property's gardens and of the nearby green space. There is a ceiling light point, a decorative plate rail, a radiator and the room benefits from fitted storage.





### **BEDROOM THREE**

*Measurements – 7'6" x 5'4"*

Bedroom three is a light and airy single bedroom with has space for free standing furniture. There is a bulkhead over the stairs with space for further storage, a double-glazed window to the front elevation taking full advantage of the open aspect views, a central ceiling light point, laminate flooring and a vertical column radiator.

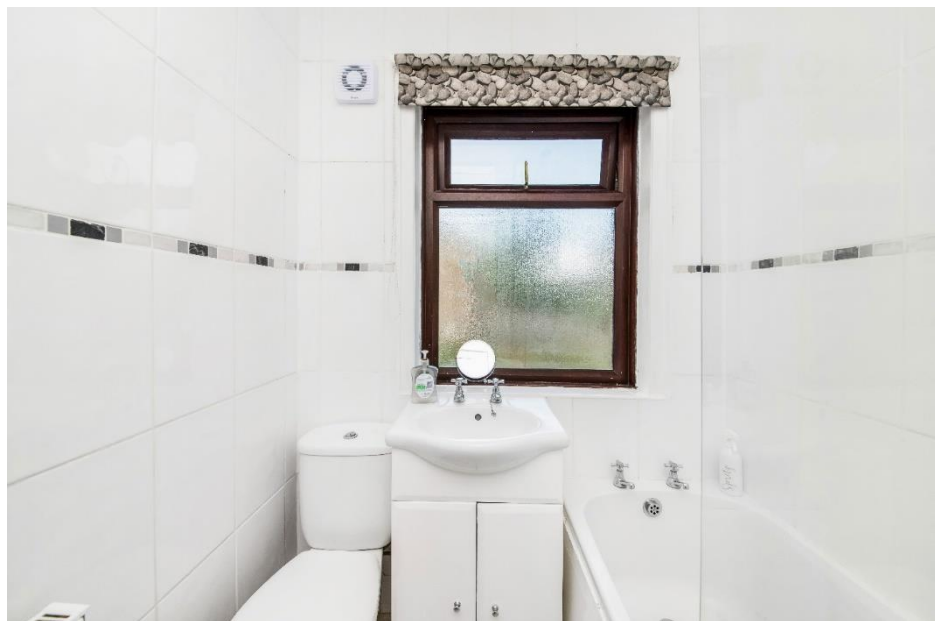


### **HOUSE BATHROOM**

*Measurements – 5'7" x 5'5"*

The house bathroom features a modern white three-piece suite comprising low level w.c. with push button flush, a broad wash hand basin with vanity cupboards beneath, and panelled bath with thermostatic shower over and glazed shower guard. There is vinyl flooring, tiling to the walls, a double-glazed window with obscure glass to the rear elevation and a ceiling light point.

Additionally, there is an extractor fan and radiator.



### FRONT EXTERNAL

Externally to the front the property features a low maintenance enclosed garden space which features well stocked flower and shrub beds and part walled and part hedge boundaries. The front garden is laid predominantly to lawn and a pathway leads to a gate at the side of the property which encloses the side and rear gardens.

### SIDE & REAR EXTERNAL

Externally to the side of the property is a pathway which leads to the rear garden where there are various hard standings for sheds and log storage. There is an externally accessed garden store. To the rear of the property is a low maintenance yet private garden which features a flagged patio area and a long garden. There are raised flower and shrub beds, part fenced, and part hedged boundaries and at the bottom of the garden is a further flagged patio which is currently utilised as a hard standing for a garden shed. There is an external light and external tap.



## **ADDITIONAL INFORMATION**

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

## **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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## **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

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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.

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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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### MAIN CONTACTS

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