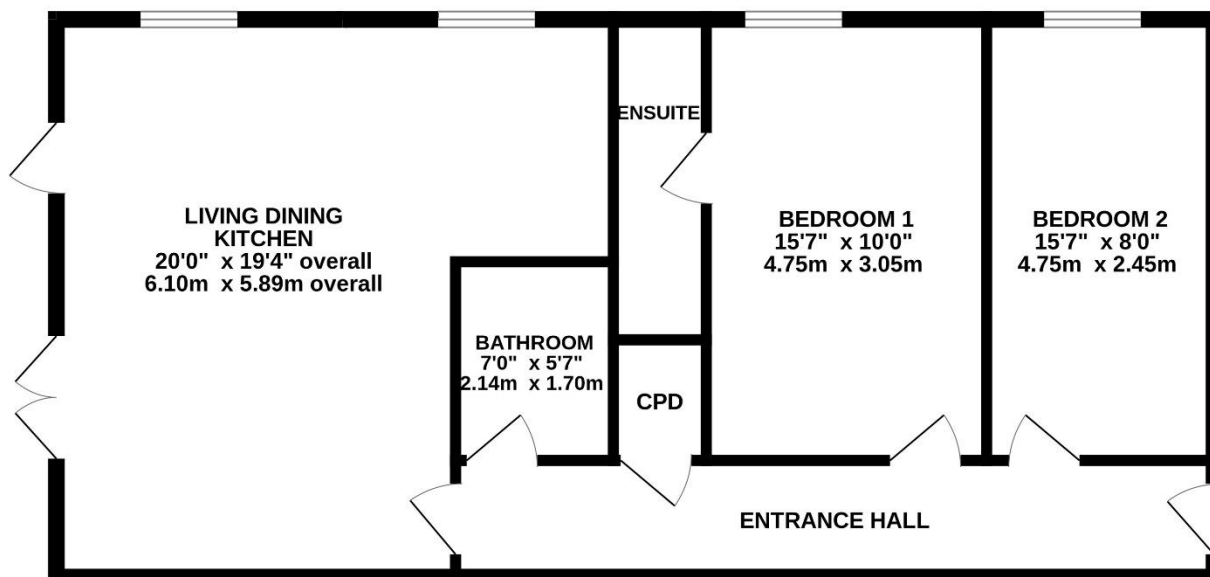




LOWER SUNNY BANK COURT, MELTHAM, HD9 5AE



LOWER SUNNY BANK COURT

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PROPERTY DESCRIPTION

A SUPERBLY PRESENTED TWO BEDROOM APARTMENT, SITUATED IN THE SOUGHT-AFTER MILL CONVERSION OF LOWER SUNNY BANK COURT, MELTHAM. OFFERED WITH NO ONWARD CHAIN, THE APARTMENT BENEFITS FROM OPEN-PLAN LIVING/DINING KITCHEN WITH MEDIA WALL UNIT AND JULIET BALCONY, EN-SUITE SHOWER ROOM TO THE PRINCIPAL BEDROOM AND AN ALLOCATED PARKING SPACE.

The accommodation briefly comprises of entrance hall, open-plan living/dining-kitchen, two double bedrooms, and bathroom, bedroom one having en-suite shower room facilities. Externally there is an allocated parking bay immediately to the front of the building.

Offers Around £170,000

ENTRANCE HALL

Enter the apartment through the front door into the entrance hall. There are doors providing access to two double bedrooms, the house bathroom and the open plan living, dining and kitchen. There are two ceiling light points, a radiator and high-quality flooring. There is also a door that leads to a cloaks cupboard which provides a great deal of additional and useful storage with fitted shelving brackets and a wall light point.



BEDROOM ONE

Measurements – 15'7" x 10'0"

Bedroom one is a generous proportioned double bedroom which has ample space for free standing furniture. There is a double-glazed bank of windows to the front elevation providing a pleasant view across the courtyard and with far reaching views over the valley. There is a ceiling light point with fan attachment; a radiator and a door provides access to the ensuite shower room.



EN-SUITE SHOWER ROOM

The ensuite shower room features a modern, contemporary three-piece suite which comprises of a step in fixed frame shower cubicle with thermostatic rainfall shower and with separate handheld attachment, a low-level w.c with push button flush and a broad pedestal wash hand basin with chrome mixer tap. There is tiling and panelling to the splash areas, tile effect LVT flooring, a ceiling light point, shaver point and radiator.



BEDROOM TWO

Measurements – 15'7" x 8'0"

Bedroom two can accommodate a double bed with space for free standing furniture. There is a bank of double-glazed windows to the front elevation again which share a pleasant open aspect view over rooftops across the valley. There is a ceiling light point and radiator.



OPEN PLAN LIVING, DINING, KITCHEN AREA

Measurements – 20'0" x 19'4" overall

The open plan, living, dining and kitchen room enjoys a great deal of natural light, which cascades through the dual aspect banks of windows to both the front and side elevations. There is a double-glazed Juliet balcony again affording the room with natural light. There is a ceiling light point, two radiators and a television point, and the focal point of the living area is the media wall unit with recessed shelving with inset spotlighting and an electric remote-controlled fire.



KITCHEN AREA

The living area then seamlessly leads into the open plan dining, kitchen area, which features an array of fitted wall and base units with shaker style cupboard fronts and with rolled edge work surfaces over which incorporates a one and a half bowl stainless steel sink and drainer units with chrome mixer tap. The kitchen is well equipped with built in appliances which include a four-ring gas hob with stainless steel splashback and canopy style cooker hood over and a built-in electric fan assisted oven. There is space and provisions for automatic washing machine and space for a tall standing fridge and freezer unit. There is tiling to the splash areas and under unit lighting and a cupboard houses the property combination boiler.



BATHROOM

Measurements – 7'0" x 5'7"

The bathroom features a white three-piece suite comprising of a panel bath, a pedestal wash hand basin and a low-level w.c. of Roca manufacture. There is tiling to the splash areas, laminate flooring, a ceiling light point, radiator and extractor fan.



EXTERNAL

Externally there are communal grounds and an allocated parking space immediately to the front of the building.



ADDITIONAL INFORMATION

EPC rating – C
Property tenure – Leasehold
Local authority – Kirklees
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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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.

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