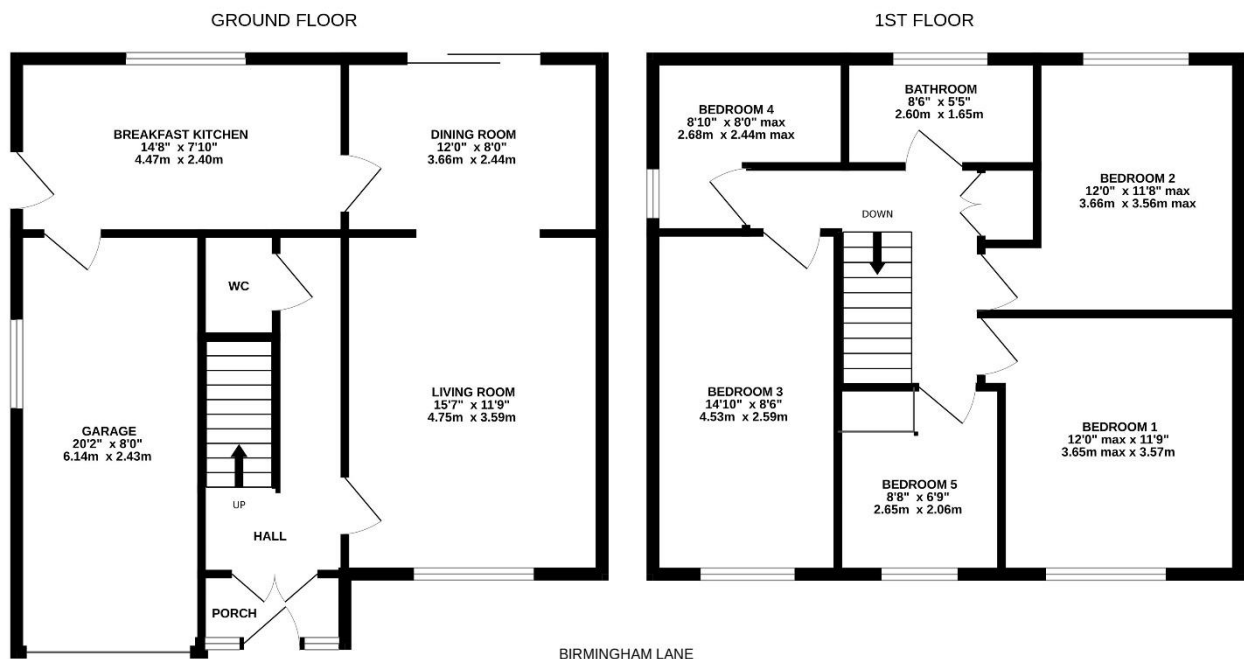


Simon Blyth
ESTATE AGENTS



BIRMINGHAM LANE, MELTHAM, HD9 5LH



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PROPERTY DESCRIPTION

A WELL PRESENTED, FIVE BEDROOM, SEMI-DETACHED FAMILY HOME SITUATED IN THE POPULAR VILLAGE OF MELTHAM. OFFERING SPACIOUS ACCOMMODATION, COMPLIMENTED BY GENEROUS GARDENS AND BOASTING PLEASANT OPEN ASPECT VIEWS TO THE REAR. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO VILLAGE AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The accommodation briefly comprises of entrance porch, entrance hall, downstairs WC, lounge, formal dining room, kitchen and integral garage to the ground floor. To the first floor there are five well-proportioned bedrooms and the house bathroom. Externally there is a gated driveway to the front providing off street parking for multiple vehicles, to the rear is a great sized, enclosed garden with raised decked area and lawn.

Offers Around £350,000

ENTRANCE PORCH

Measurements – 3'0" x 6'3"

Enter the property through a double glazed, composite front door with obscure glazed inserts into the entrance porch. There are adjoining, double glazed windows to either side of the front door with obscure glazed inserts, a ceiling light point, double glazed, French doors proceed to the entrance hall and there is a partly exposed stone wall.

ENTRANCE HALL

The entrance hall features two ceiling light points, a staircase rising to the first floor, a radiator and high-quality flooring and there are doors providing access to the lounge, downstairs w.c. and a doorway leading into the kitchen.

DOWNSTAIRS W.C.

Measurements – 2'7" x 4'6"

The high-quality flooring continues through from the entrance hall into the downstairs WC which features a white, two-piece suite, comprising of a low-level WC with concealed cistern and a wall-hung wash handbasin with chrome taps and tiled splashback. There is a wall light point and extractor vent.

KITCHEN

Measurements –

The high-quality flooring continues through from the entrance hall into the kitchen. There is inset spot lighting to the ceilings, a radiator, doors provide access to the integral garage and the formal dining room and a double glazed, external, composite door with obscure glazing inserts is to the side elevation. The kitchen features a wide range of fitted wall and base units which have Shaker-style cupboard fronts and have complementary granite work surfaces over which incorporate a single bowl sink and drainer unit with brushed chrome mixer tap. The kitchen is equipped with high quality, built-in appliances which include a five-ring gas hob with Bosch cooker hood over, a built-in, waist-level double oven and an integrated dishwasher. There are glazed display cabinets with inset spot lighting, under-unit lighting and a matching, granite upstand with granite sills to the work surface.





LOUNGE

As the photography suggests the lounge enjoys a great deal of natural light, which cascade through the bank of windows to the front elevation. There is high-quality flooring, decorative coving to the ceilings, a central ceiling light point and radiator and sliding doors which seamlessly lead into the formal dining room.



DINING ROOM

The dining room features double glazed sliding patio doors to the rear elevation, providing direct access to the raised decked area. There is decorative coving to the ceilings, a central ceiling light point, radiator and high-quality flooring.



FIRST FLOOR LANDING

Taking the staircase from the entrance hall you reach the landing which has multi panel doors providing access to five, well-proportioned bedrooms and the house bathroom. There is a ceiling light point and a loft hatch with drop down ladder providing access to a useful attic space. There is also a useful airing cupboard with fitted shelving on the landing.

BEDROOM ONE

Measurements – 12'0" into door recess x 12'0"

Bedroom one is a generous proportioned, light and airy double bedroom which has ample space for free-standing furniture. There is a bank of double-glazed windows to the front elevation which has pleasant views across the valley. There is decorative coving to the ceilings, a central ceiling light point and radiator.



BEDROOM TWO

Measurements – 12'0 into door recess x 11'8"

Bedroom two, again, is a generous proportioned double bedroom which has ample space for free-standing furniture. There is a ceiling light point, a radiator and a bank of double-glazed windows to the rear elevation which have a pleasant view across the property's fabulously proportioned gardens and with far reaching views towards Castle Hill in the distance.



BEDROOM THREE

Measurements – 14'10" x 8'5"

Bedroom three is a generous proportioned double bedroom which has ample space for free-standing furniture. There is a ceiling light point, a radiator and a bank of double-glazed windows with part-leded detailing to the front elevation which has a pleasant view over rooftops across the valley.



BEDROOM FOUR

Measurements – 8'8" maximum x 7'9"

Bedroom four can accommodate a double bed and has ample space for free-standing furniture. There is a double-glazed window to the side elevation with part-leded detailing, a radiator and a ceiling light point.



BEDROOM FIVE

Measurements – 8'8" x 6'8"

Bedroom five is situated to the front of the property and is a generous proportioned single bedroom which is currently utilised as a home office or nursery. There is a double-glazed window to the front elevation with part leaded detailing, a ceiling light point with fan attachment and an anthracite, cast iron, column radiator.



HOUSE BATHROOM

Measurements – 8'6" x 5'5"

The house bathroom features a white, three-piece suite which comprises of a low-level WC, a broad wash handbasin with vanity units beneath and chrome mixer tap and a panel bath with thermostatic, rainfall shower over and glazed shower guard. There is vinyl, tiled flooring, panelling to the splash areas, a panelled ceiling with inset spot lighting and a chrome, ladder-style radiator. Additionally, there is a double-glazed window with obscure glass and leaded detailing to the rear elevation.



EXTERNAL FRONT

Externally to the front, the property features a gated driveway which features a Tarmacadam area and a concrete rest area. The driveway provides off-street parking for multiple vehicles and to the front of the property there are external up and down lights and a pathway leading down the side of the property that leads to a gate enclosing the rear garden. There are further up and down lights down the side of the property, an external security light and a pedestrian access gate leading to the front garden and driveway.

GARAGE

The garage features an electric, remote controlled, sectional, up-and-over door. There is lighting and power in situ, a double-glazed window with obscure glass to the side elevation, plumbing and provisions for an automatic washing machine with space for a tumble dryer and it also houses the wall-mounted, combination boiler. The measurements are

REAR EXTERNAL

Externally to the rear the property occupies an impressive corner plot with generous gardens. There is a decking area ideal for alfresco dining and BBQ'ing with external lighting and an external tap. The decking area then leads to a fabulous lawn garden with fenced boundaries.



ADDITIONAL INFORMATION

EPC rating – TBC

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – C

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

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MORTGAGE ADVICE

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

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



MAIN CONTACTS

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