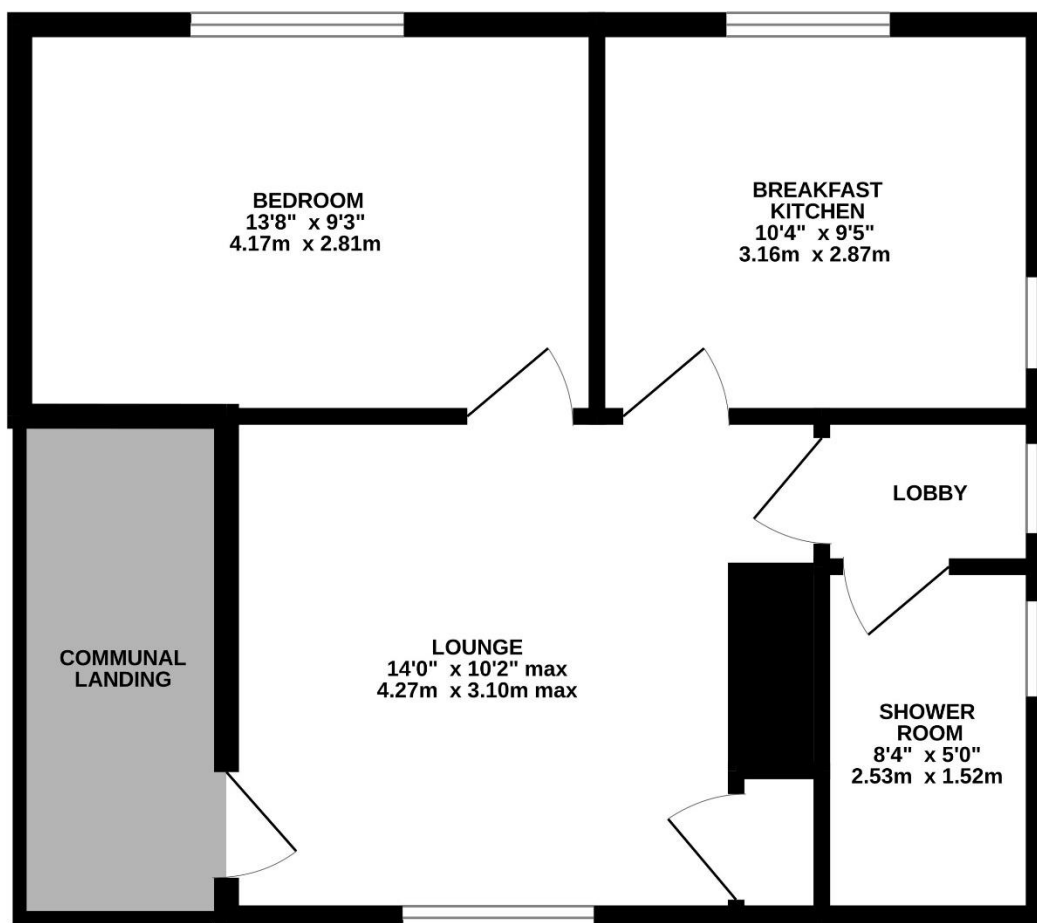




HIGHFIELD CRESENT, MELTHAM, HD9 5RG



HIGHFIELD CRESCENT

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PROPERTY DESCRIPTION

A ONE DOUBLE BEDROOM, MAISONETTE, NESTLED IN A QUIET POSITION WHICH BOASTS OPEN ASPECT VIEWS ACROSS NEIGHBOURING FIELDS AND OPEN COUNTRYSIDE. THE FIRST FLOOR MAISONETTE IS SITUATED IN THE SOUGHT-AFTER VILLAGE OF MELTHAM, IS OFFERED WITH NO ONWARD CHAIN AND PLEASANT GARDENS.

The accommodation briefly comprises of spacious lounge with pleasant views to the front over rooftops, open-plan dining kitchen with dual aspect windows, double bedroom with fantastic outlook across neighbouring fields and the shower room. Externally to the front the property has a well-stocked lawn garden, to the rear is a communal lawn to which the subject property owns a portion of.

Offers Around £90,000

COMMUNAL ENTRANCE

Enter the building through a communal entrance door with intercom system. There is a multi-panel, glazed, front door leading into the lobby with staircase equipped with handrail that leads to the first floor. On the landing area, there is a bank of double-glazed windows to the front elevation with terracotta tiled sill which provides a fantastic, open-aspect view. There is additional storage over the bulkhead to the stairs and the door from the communal landing area leads into the subject property.



LOUNGE

Measurements – 14'0" x 10'2" max

Enter the property into the lounge which enjoys a great deal of natural light, cascading through the double-glazed bank of windows to the front elevation which has fantastic open-aspect views across the valley and as far as Holme Moss. There is decorative coving to the ceilings, a central ceiling light point, a radiator and the focal point of the room is the electric fireplace with a decorative mantle surround, set upon a raised hearth. There are doors providing access to a double bedroom, kitchen and an inner vestibule which leads to the shower room.





KITCHEN

Measurements – 10'4" x 9'5"

The kitchen features dual-aspect, double-glazed windows to the side and rear elevations with the window to the rear providing a particularly fabulous open-aspect view across neighbouring fields and countryside. There is inset spot lighting to the ceilings, a radiator and high-quality flooring. The kitchen features a range of fitted wall and base units with complementary, rolled edge work surfaces over which incorporate a one and a half bowl stainless sink and drainer unit with chrome mixer tap. The kitchen is equipped with built-in appliances which include a four-ring gas hob with ceramic splash back and canopy style cooker hood over and a built-in waist level, fan-assisted oven. There is an integrated washing machine, integral, under-counter fridge unit and an integral, under-counter freezer. The kitchen features under-unit lighting, cornice lighting and a tall pantry cabinet and there is housing for a shoulder-level, free-standing microwave. There are glazed display cabinets and a matching book stand to the work surface.



BEDROOM

Measurements – 13'8" x 9'3"

As the photography suggests, the bedroom is a generous proportioned double room with ample space for free standing furniture. It features a bank of double-glazed windows to the rear elevation, which take full advantage of the pleasant, open-aspect views across neighbouring fields and countryside. There is a central ceiling light point, a radiator and built-in wardrobes which have hanging rails and cupboards above.



INNER VESTIBULE

The inner vestibule is utilised as a cloaks area with shelving, ceiling light point and space for coat-hooks. There is a double-glazed window to the side elevation and a door providing access to the shower room.



SHOWER ROOM

Measurements – 8'4" x 5'0"

The shower room features a white, three-piece suite which comprises a low-level w.c. with push-button flush, a broad, winged, wash handbasin with vanity cupboard beneath and chrome mixer tap and a fixed-frame shower cubicle with electric Mira Sport shower. There are tiled walls and tiled flooring, a panelled ceiling with inset spot lighting, an extractor fan and a double-glazed window with obscure glass to the side elevation. Additionally, there is a chrome, ladder-style radiator, a vanity cupboard with mirrored doors and recessed lighting above.



EXTERNAL FRONT

Externally to the front, the property benefits from a lawned garden with well-stocked flower and shrub beds. A pathway leads from Highfield Crescent to the communal entrance door where there is an intercom system for the subject property. A flagged pathway continues down the side of the building which leads to the communal lawn to the rear.

EXTERNAL REAR

The subject property owns a portion of this communal area which takes full advantage of the fabulous, open-aspect views across neighbouring fields. There is a dry-stone wall boundary and an external security light. Please see the attached plan for an illustrative reference to the grounds associated with the subject property.





ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Leasehold

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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