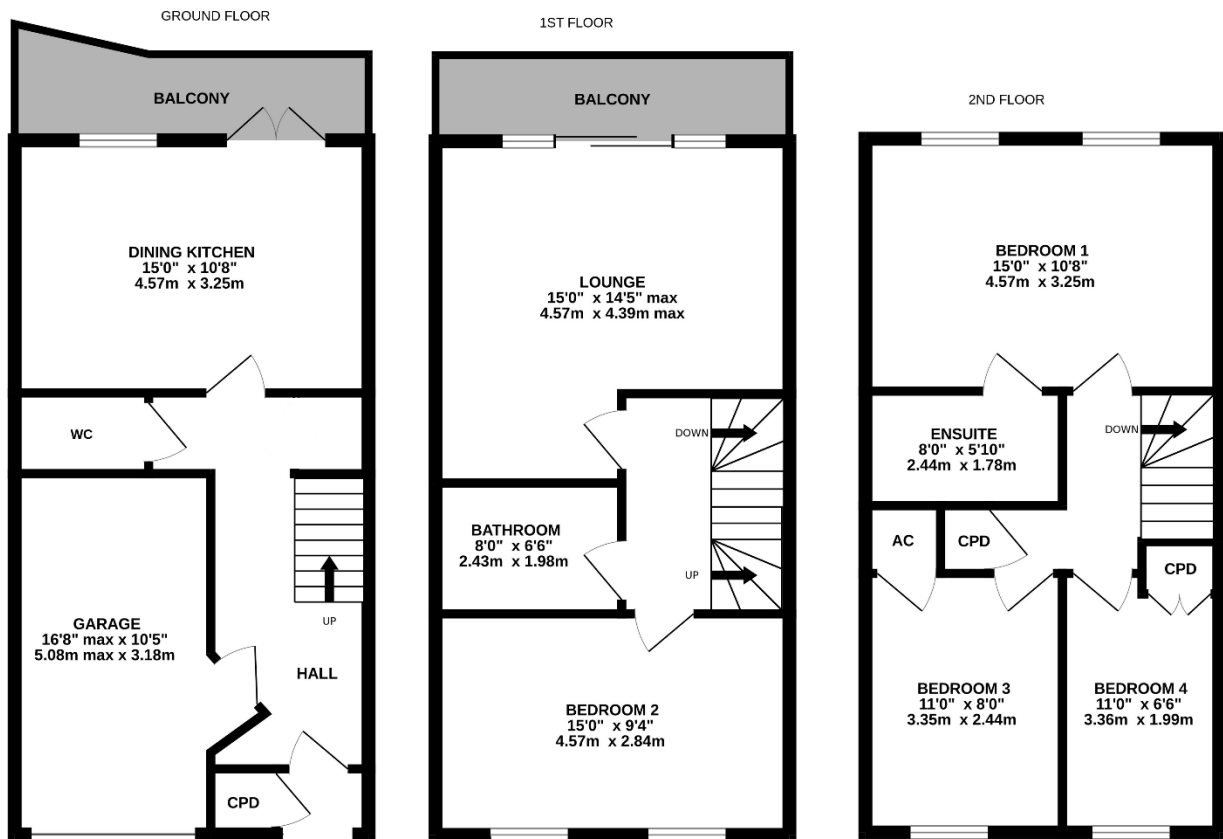




**WILDSPUR MILLS, NEW MILL, HD9 7BA**



WILDSPUR MILLS

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## PROPERTY DESCRIPTION

NESTLED IN THE AFFLUENT DEVELOPMENT OF WILDSPUR MILLS IS THIS SUPERBLY PRESENTED FOUR BEDROOM, MID-TOWNHOUSE FAMILY HOME. HAVING BEEN TASTEFULLY IMPROVED BY THE CURRENT VENDORS AND BOASTING A PLEASANT TREE-LINED OUTLOOK TO THE REAR ACROSS NEW MILL DYKE. LOCATED IN NEW MILL 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 hall, integral garage, downstairs w.c. and dining-kitchen to the ground floor with French doors leading to the rear balcony. To the first floor there is a spacious L-shaped lounge with a balcony to the rear, house bathroom and a spacious double bedroom. To the second floor there are three further bedrooms, with the principal bedroom having ensuite shower room facilities. Externally there is ample parking within the development, to the ground and first floor there are decked balconies looking over New Mill Dyke and the tree-lined backdrop. The property is situated in 20 acres of communal grounds and woodland with millpond.

**Offers Around £300,000**

## GROUND FLOOR

### ENTRANCE HALL

*Measurements – 16'6" X 6'0"*

Enter the property through a double glazed, solid timber front door into the entrance hall. There is a decorative dado rail with wall panelling beneath, inset spotlighting to the ceiling, a radiator and a telephone point. The entrance hall has doors providing access to the integral garage, downstairs w.c., open plan dining kitchen and enclosing a useful under stairs storage cupboard. There is a carpeted staircase with wooden banister and spindle balustrade proceeding to the first floor.



### DOWNSTAIRS W.C.

*Measurements – 5'10" x 3'4"*

The downstairs w.c. features a modern, contemporary, two-piece suite which comprises low-level w.c. with concealed cistern and push-button flush and a wall-hung wash handbasin with Hansgrohe mixer tap and tiled splashback. There is tiled flooring, tiling to the splash areas, a ceiling light point, radiator and an extractor fan.



## OPEN PLAN DINING KITCHEN

*Measurements – 15'0" x 10'8"*

As the photography suggests, the open plan dining kitchen room enjoys a great deal of natural light which cascades through the double-glazed bank of windows and the double-glazed French doors to the rear elevation. There is attractive oak flooring, inset spotlighting to the ceiling and a radiator. The kitchen features a wide range of fitted wall and base units with Shaker style cupboard fronts with complementary work surfaces over, which incorporate a single bowl, ceramic sink and drainer unit of Villeroy and Boch manufacture with chrome Franke mixer tap over. The kitchen is well-equipped with built-in appliances including a five-ring gas hob with canopy style cooker hood over, a built-in, electric, fan-assisted oven, integral fridge and freezer unit, built-in dishwasher and an integrated washing machine. The kitchen features contrasting cupboard fronts to the high and low levels, under-unit LED and cornice lighting, soft closing doors and drawers and there is a matching upstand and splash-back to the work surface. The French doors lead to the balcony.





## BALCONY

*Measurements – 15'2" x 5'9" reducing to 5'3" x 5'9"*

The balcony enjoys the tranquil sounds of New Mill Dyke and has a pleasant, woodland backdrop. There is timber decking flooring, cast iron balustrading and an external up-and-down light and the balcony is a particularly private space, ideal for sitting out with a morning coffee.



## INTEGRAL GARAGE

*Measurements – 10'5" maximum into door recess x 16'8"*

The garage features an electric, remote controlled, up-and-over door. There is lighting and power in situ and the ceiling light point is also on a remote sensor.

## FIRST FLOOR LANDING

Taking the staircase from the entrance hall you reach the first-floor landing which has doors providing access to the lounge, bedroom two and house bathroom. There is a ceiling light point and a kite winding staircase which proceeds to the second floor, with wooden banister and spindle balustrade.



## LOUNGE

Measurements – 15'0" maximum x 14'5"

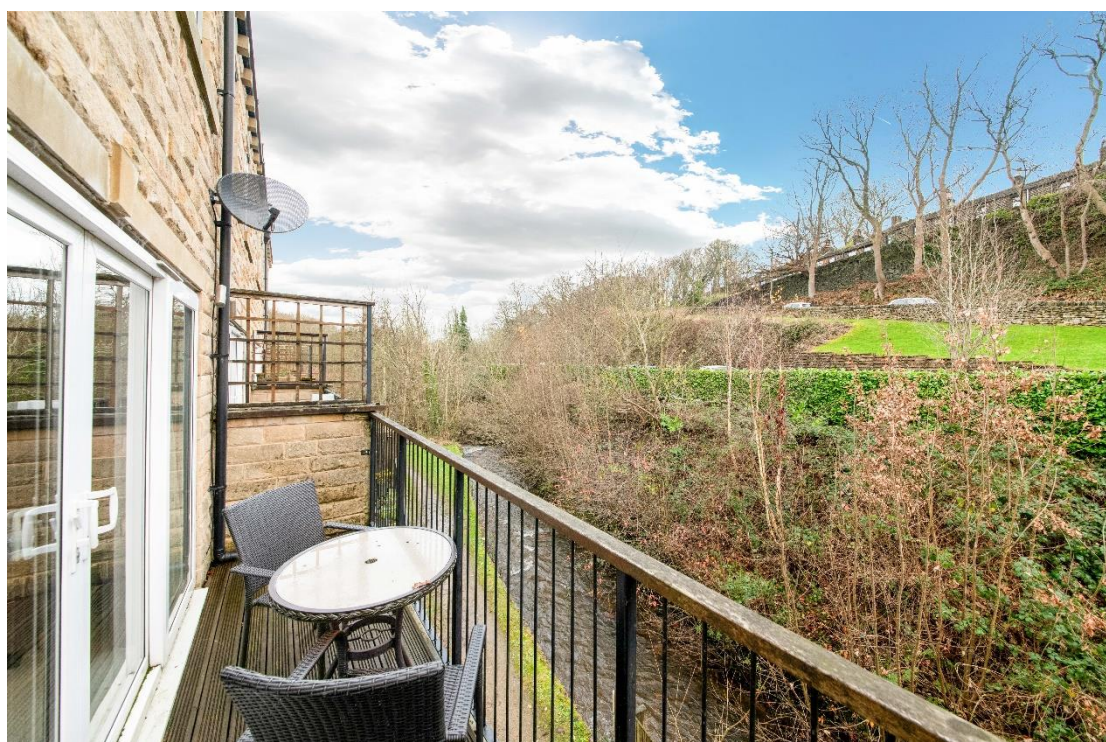
The lounge is a generous proportioned, light and airy, L shaped reception room which features a bank of double-glazed windows and double-glazed sliding patio doors to the rear elevation providing access to the balcony and taking full advantage of the pleasant, tree-lined outlook. There is inset spotlighting to the ceiling, two radiators and television and telephone points.





## BALCONY

The balcony provides a great additional space to enjoy the afternoon and evening sun. There is a wooden banister with cast iron balustrade, timber decking flooring and two external up-and-down lights.



## BEDROOM TWO

*Measurements – 15'0" x 9'4"*

Bedroom two is a double bedroom which has ample space for free standing furniture. The room is currently utilised as a home office, and it features two banks of double-glazed windows to the front elevation, a central ceiling light point, and radiator.



## HOUSE BATHROOM

*Measurements – 8'0" x 6'6"*

The house bathroom features a modern, contemporary three-piece suite which comprises inset bath with tiled surround, wall-mounted mixer tap and with thermostatic shower over and glazed shower guard, a low-level w.c. with concealed cistern and push-button flush and a wall-hung wash handbasin with Hansgrohe mixer tap. There is attractive flooring and tiling to the splash areas, a chrome, ladder-style radiator, inset spotlighting to the ceiling and an extractor fan.



## SECOND FLOOR LANDING

Taking the staircase from the first floor you reach the second-floor landing which has doors providing access to three, well-proportioned bedrooms and enclosing a useful airing cupboard. There is a single light point, radiator and a loft hatch providing access to a useful attic space.

## BEDROOM ONE

*Measurements – 15'0" x 10'8"*

Bedroom one is a light and airy and generous proportioned double bedroom which features two banks of double-glazed windows to the front elevation. Again, with a pleasant outlook across New Mill Dyke and of the tree-lined backdrop. There is a ceiling light point, a radiator, television point and the room benefits from en-suite shower room facilities.



### **BEDROOM ONE EN-SUITE SHOWER ROOM**

*Measurements – 8'0" x 5'10"*

The en-suite shower room features a modern, white, three-piece suite which comprises wet room style shower with thermostatic shower over and fixed frame shower guard, a low-level w.c. with concealed cistern and push-button flush and a wall-hung wash handbasin with Hansgrohe chrome mixer tap over. There is tiled flooring, tiling to the walls and splash areas, a chrome, ladder-style radiator, extractor fan and inset spotlighting to the ceiling.



### **BEDROOM THREE**

*Measurements – 11'0" x 8'0"*

Bedroom three is a double bedroom which has ample space for free-standing furniture. There is a central ceiling light point, a double-glazed bank of windows to the front elevation and radiator.



### BEDROOM FOUR

Measurements – 11'0" x 6'6"

Bedroom four is a generous proportioned bedroom which enjoys a great deal of natural light. There is a bank of double-glazed windows to the front elevation with a pleasant, tree-lined outlook over rooftops, a central ceiling light point, radiator and a useful, built-in wardrobe over the bulkhead for the stairs.



### EXTERNAL FRONT

Measurements – 4'0" x 2'5"

Externally to the front there is a block-paved storm porch with a timber door providing access to a useful bin store and a timber and double-glazed door proceeds into the property. There is a ceiling light point.

### REAR

Externally to the rear there are two balcony's overlooking New Mill Dyke.



## **ADDITIONAL INFORMATION**

EPC rating – C  
Property tenure – Leasehold  
Local authority – Kirklees  
Council tax band – D

## **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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**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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