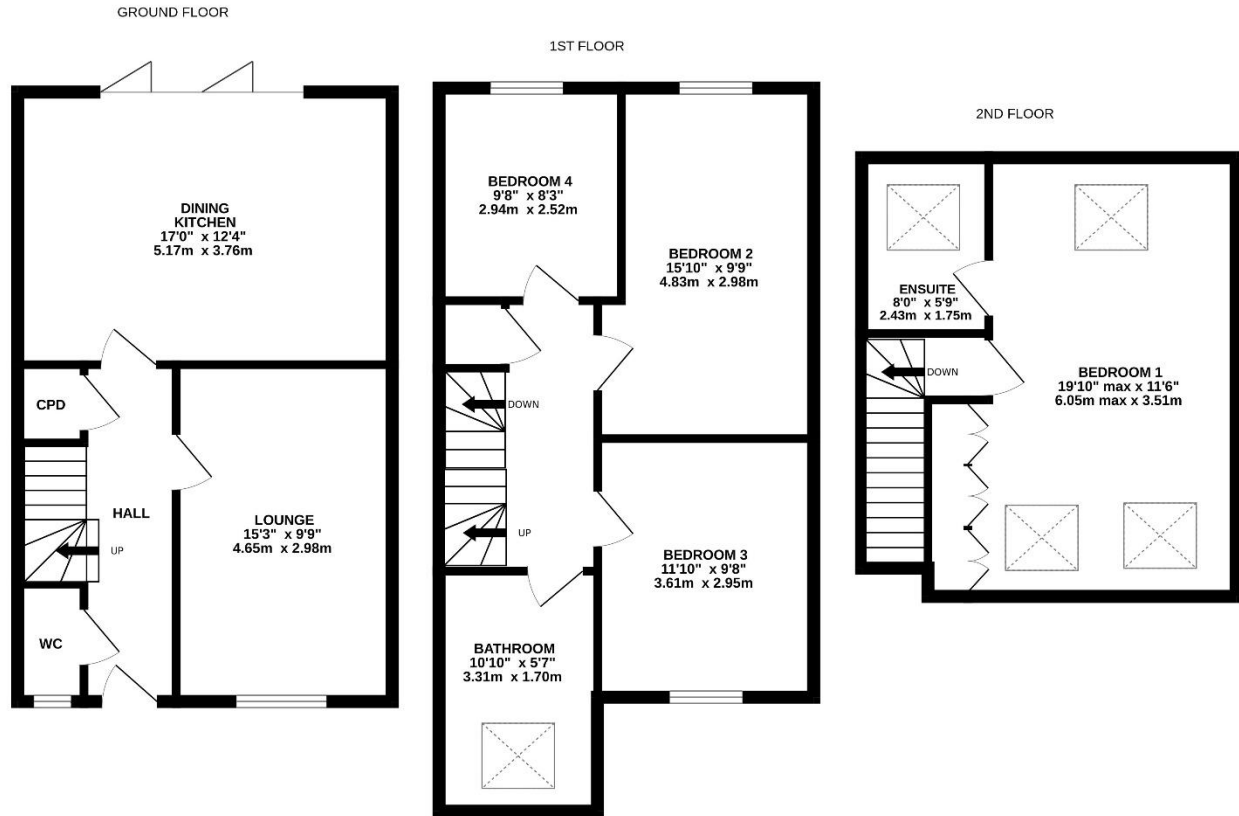


Simon Blyth

ESTATE AGENTS



MOORLAND VIEW, MELTHAM, HD9 5QJ



MOORLAND VIEW

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

EXCEPTIONALLY PRESENTED, FOUR DOUBLE BEDROOM, SEMI-DETACHED FAMILY HOME. OCCUPYING A PARTICULARLY IMPRESSIVE POSITION, NESTLED IN THE EXECUTIVE DEVELOPMENT OF MOORLAND VIEW, MELTHAM. SITUATED A SHORT DISTANCE FROM THE VILLAGE CENTRE, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS. BOASTING SUPER VIEWS ACROSS THE VALLEY TO THE REAR, MODERN CONTEMPORARY INTERIOR AND LANDSCAPED GARDENS TO THE REAR.

The property accommodation briefly comprises of entrance hall, downstairs w.c., lounge and open-plan dining-kitchen with bi-fold doors that lead to the fabulous, landscaped garden to the rear. On the first floor there are three bedrooms and house bathroom. To the first floor is a generously proportioned principal bedroom with fitted wardrobes and ensuite shower room. Externally there is a low maintenance garden to the front, with a driveway to the side providing off street parking for two vehicles in tandem and EV point. To the rear is an enclosed garden with attractive flagged patio with a lawn garden and hard standing for a shed/summerhouse.

Offers Around £395,000

ENTRANCE HALL

Enter the property through a uPVC front door into the entrance hall. The entrance hall features attractive tiled flooring, decorative wall panelling, inset spotlighting to the ceiling and a radiator. There are oak doors providing access to the lounge, open plan dining kitchen, understairs storage cupboard and downstairs w.c.



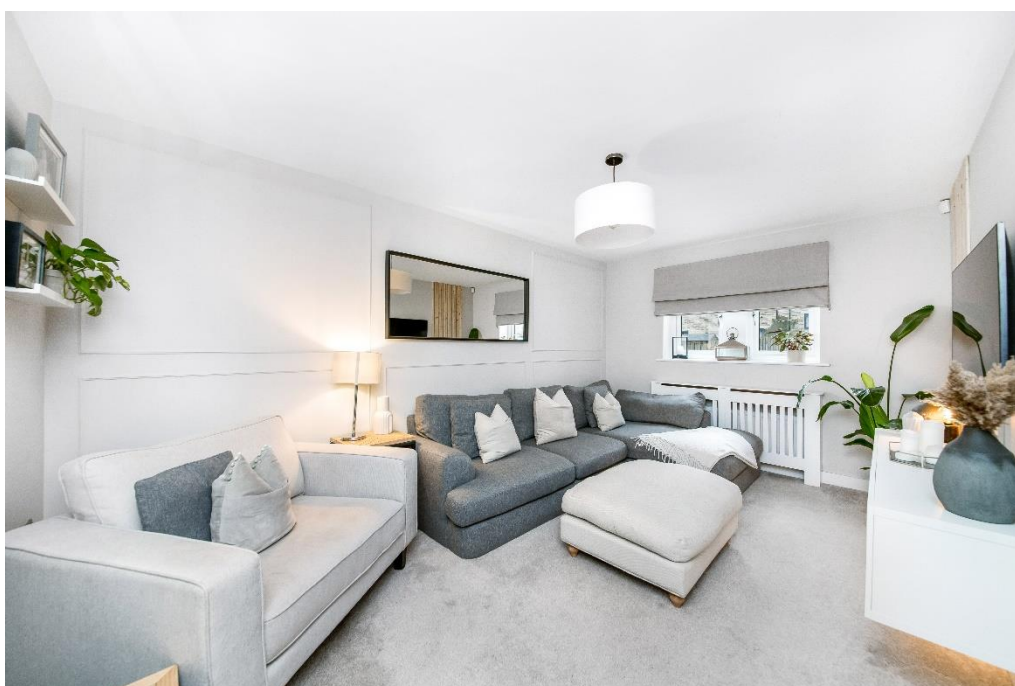
DOWNSTAIRS W.C.

The attractive tiled flooring continues through from the entrance hall into the downstairs w.c., which features a modern, contemporary two-piece suite comprising low level w.c. with push button flush and a wall hung wash hand basin with chrome monobloc mixer tap. There is attractive tiling to the half level on the walls, a double-glazed window with obscure glass and tiled sill to the front elevation, inset spotlighting to the ceiling, a radiator and extractor fan.

LOUNGE

Measurements – 15'3" x 9'9"

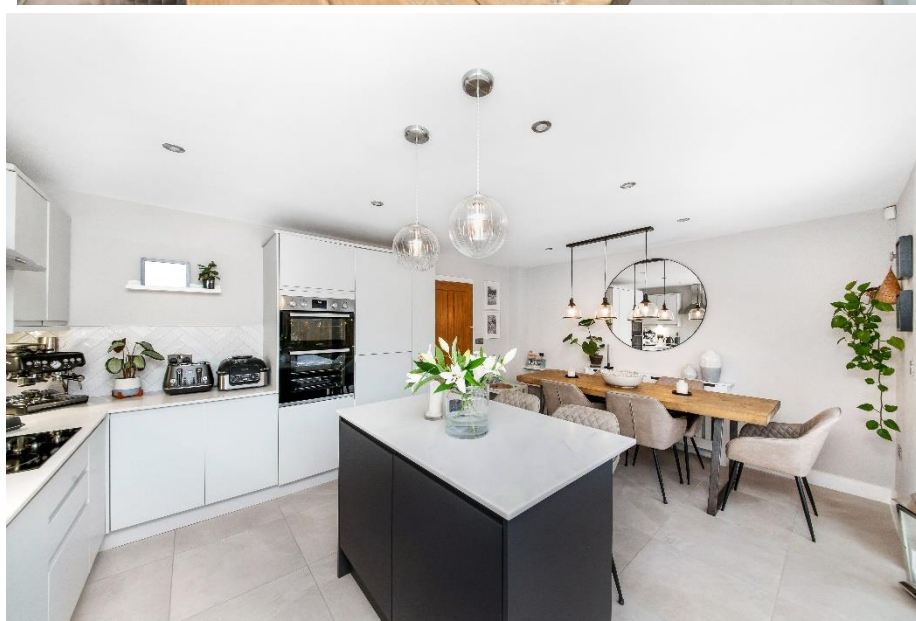
As the photography suggests, the lounge is light and airy, which features a bank of double-glazed mullioned windows to the front elevation. There is decorative wall panelling, a central ceiling light point, radiator, television and telephone points.



OPEN PLAN DINING KITCHEN

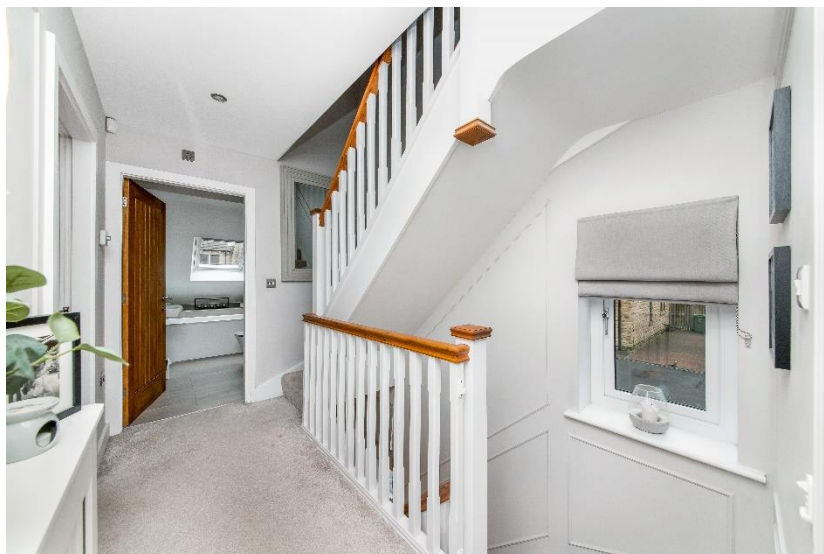
Measurements – 17'0" x 17'4"

The open plan dining kitchen room enjoys a great deal of natural light, which cascades through the double-glazed bank of bi folding Aluminium doors for the rear elevation, providing a pleasant view of the gardens and far-reaching views across the valley, ceiling light point and radiator. The kitchen features high quality fitted wall and base units with handleless cupboard fronts and with complementary quartz work surfaces over which incorporate a inset stainless steel one-and-a-half-bowl stainless steel unit with bevelled drainer and mixed tap over. The kitchen is equipped with high-quality built-in appliances including a four-ring ceramic induction HOB canopy style cooker hood over, double built in waist level Zanussi oven, integral fridge and freezer unit, integrated dishwasher and an integral washing machine. There is inset spotlighting to the ceilings. A breakfast island with matching quartz worktop and handleless cupboard fronts beneath, two ceiling light points over the breakfast area, under unit lighting and tiling to the splash areas.



FIRST FLOOR LANDING

Taking the kite winding staircase from the entrance hall you reach the first-floor landing which features decorative wall panelling, two double glazed windows to the side elevation, and inset spotlighting to the ceiling. There is a cupboard that houses the property's boiler with fitted shelving and a ceiling light point in situ. The first-floor landing has oak doors providing access to three well-proportioned bedrooms, and the house bathroom.



BEDROOM TWO

Measurements – 15'10" x 9'9"

Bedroom two features decorative wall panelling and a recessed area with space for either free standing or fitted wardrobes. The room can accommodate a double bed with ample space for free standing furniture and there is a bank of double-glazed mullioned windows to the rear elevation with pleasant open aspect views, a ceiling light point and radiator.



BEDROOM THREE

Measurements – 11'10" x 9'8"

Bedroom three can accommodate a double bed with ample space for free standing furniture. There is a bank of double-glazed mullioned windows to the front elevation, ceiling light point and radiator.



BEDROOM FOUR

Measurements – 9'8" x 8'3"

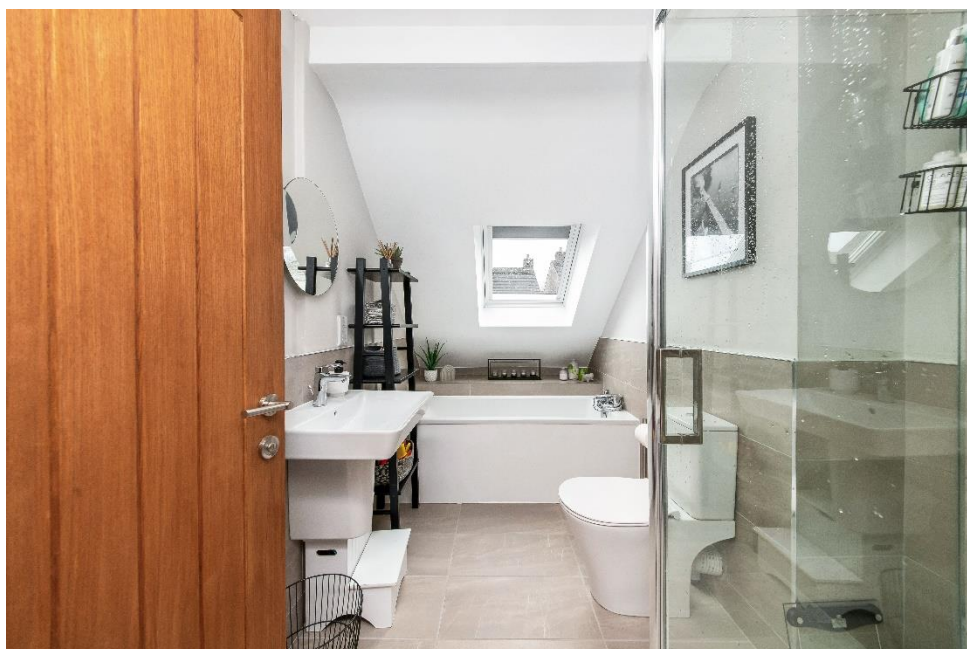
Bedroom four is currently utilised as a nursery but can accommodate a single bed with ample space for free standing furniture or could be utilised as a Home Office. There is a bank called double glazed mullioned windows to the rear elevation overlooking the landscape gardens and with pleasant views across the valley, a ceiling light point and radiator.



HOUSE BATHROOM

Measurements – 10'10" x 5'7"

The house bathroom features a modern contemporary four-piece-suite comprising fixed frame shower cubicle with thermostatic shower, a low level w.c. with push button flush, panel bath with shower head mixer tap and a wall hung wash hand basin with chrome monobloc mixer tap. There is attractive tiled flooring and tiling to the splash areas, a double-glazed skylight window with integral blind to the front elevation, inset spotlighting to the ceiling, a shaver point and extractor fan and chrome ladder style radiator.



SECOND FLOOR

BEDROOM ONE

Measurements – 19'10" max x 11'6"

As the photography suggests, bedroom one is a light and airy, spacious double bedroom which has ample space for free standing furniture. The room has dual aspect skylight windows with two windows with integral blinds to the front elevation and a double-glazed skylight window with integrable blinds to the rear elevation, inset spotlighting to the ceiling, a radiator and a bank of bespoke fitted wardrobes following the vaulted ceiling providing additional storage. An oak door then leads to the ensuite shower room.



EN-SUITE SHOWER ROOM

Measurements – 8'0" x 5'9"

The en-suite shower room features a modern contemporary three-piece suite comprising quadrant style fixed frame shower cubicle with thermostatic shower, low level w.c. with push button flush and a wall hung wash hand basin with chrome monobloc mixer tap. There is attractive tiled flooring tiling to the half level and splash areas. Double glazed skylight window with integral blind to the rear elevation, which provides fantastic open aspect views, chrome ladder style radiator, shaver point, inset spotlighting to the ceiling and an extractor fan.



FRONT EXTERNAL

Externally to the front the property features a block paved driveway which leads down the side of the property, providing off street parking for multiple vehicles in tandem. There is an EV point, external up and down lights and the front garden is laid predominantly to lawn with easy to maintain flower and shrub beds. There is a front patio area, ideal for sitting out and a door canopy by the front door with inset spotlight and further electric points.



REAR EXTERNAL

Externally as the photography suggests the rear garden is most impressive and low maintenance, with a fabulous patio area ideal for alfresco dining and barbecuing, with low maintenance flour and shrub borders. There is an artificial lawn area which leads to a further patio which enjoys the afternoon and evening sun. The gardens then feature raised flower and tree beds, a raised decked area with space and provisions for a hot tub, hard standing for a garden shed and fenced boundaries. There is external up and down lights, and an external double plug socket and external cold-water tap.





ADDITIONAL INFORMATION

EPC rating – B

Property tenure – Freehold

Local authority – Kirklees Council

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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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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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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