

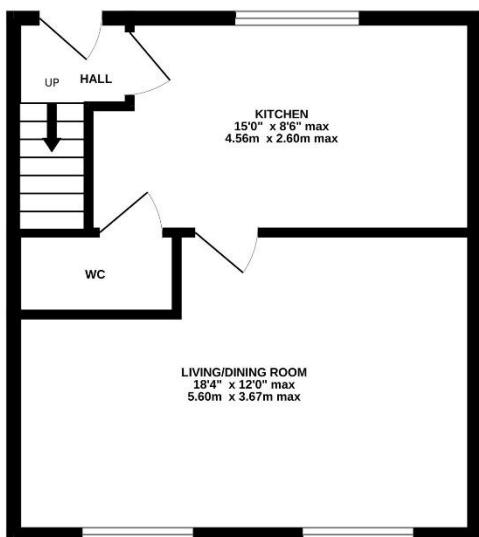
**Simon Blyth**

ESTATE AGENTS

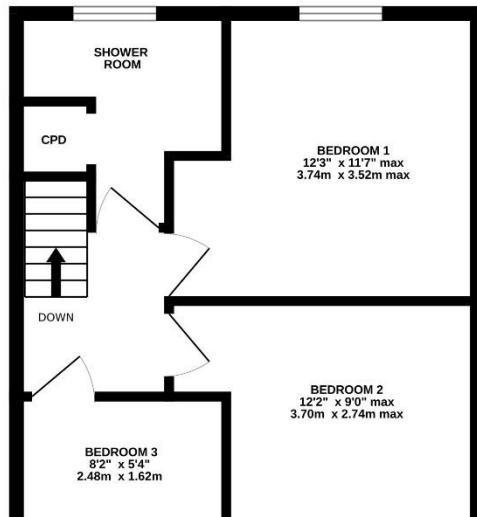


**WESTGATE, MELTHAM, HD9 7NR**

GROUND FLOOR



1ST FLOOR



LOWER GROUND FLOOR



WESTGATE

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

NESTLED IN A QUIET COURTYARD SETTING, IN THE HEART OF THE SOUGHT-AFTER VILLAGE OF MELTHAM, IS THIS WELL APPOINTED, THREE BEDROOM HOME. BOASTING MODERN CONTEMPORARY INTERIOR, BREAKFAST KITCHEN, OPEN-PLAN LIVING/DINING ROOM AND SPACIOUS DOUBLE GARAGE. A SHORT WALK TO THE BUSTLING VILLAGE CENTRE, IN GREAT POSITION FOR ACCESS TO COMMUTER LINKS AND SITUATED IN CATCHMENT FOR WELL REGARDED SCHOOLING.

The property accommodation briefly comprises of hallway, breakfast kitchen, downstairs w.c. and open plan living/dining room to the ground floor. To the first floor there are three bedrooms and the luxury house shower room. The lower ground floor has a double garage which has lighting, power, hot and cold taps and a radiator. Externally there is a flagged patio to the front of the property and off-street parking for two in front of the garage.

**Offers Around £240,000**

## ENTRANCE

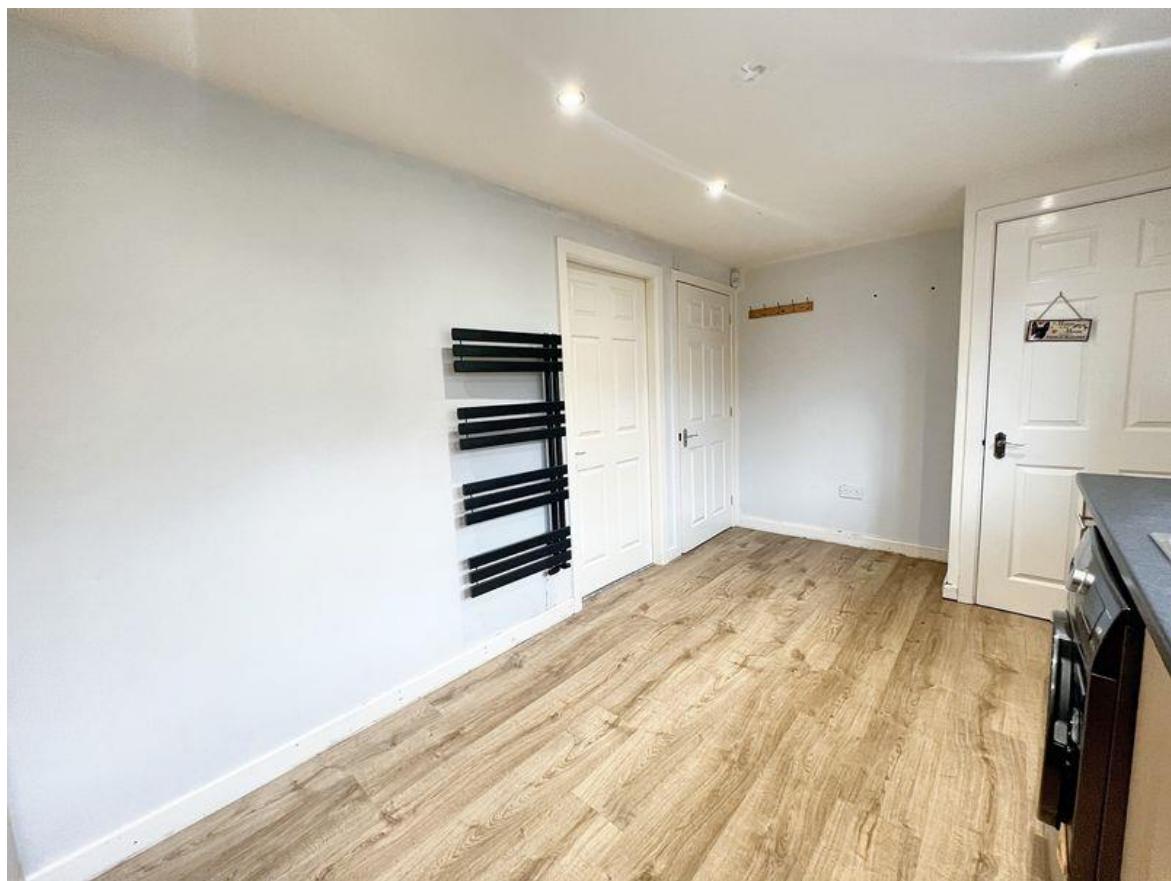
Enter the property through a double-glazed composite front door with obscure glazed inserts into the entrance. There is high quality laminate flooring, a staircase rises to the first floor with wooden banister. There is an inset spotlight to the ceiling and the multi panel door proceeds to the dining kitchen.

## DINING KITCHEN

Measurements – 15'0" x 8'6" max

As the photography suggests, the dining kitchen room enjoys a great deal of natural light, which cascades through the double-glazed bank of hardwood windows to the front elevation. The high-quality laminate flooring continues through from the entrance and there is inset spotlighting to the ceiling, a horizontal ladder style radiator and multi panel doors provide access to the open plan living dining room and to the downstairs w.c. The kitchen features a wide range of fitted wall and base units with complementary rolled edge work surfaces over which incorporate a one-and-a-half-bowl stainless steel sink and drain unit with chrome mixer tap. The kitchen is equipped with built-in appliances, including a four-ring gas hob with canopy-style cooker hood over and a built-in electric oven. There is an integrated fridge and freezer and plumbing and provisions for an automatic washing machine. Additionally, there is tiling to the splash areas and under unit lighting.





## OPEN PLAN LIVING DINING ROOM

Measurements – 18'4" x 12'0" max

The open plan living dining room is a generous proportioned reception room with two banks of double-glazed hardwood mullioned windows to the rear elevation which provide pleasant views onto the courtyard setting and of Saint Bartholomew's Church. There is a ceiling light point over the lounge area, and the focal point of the room is the wall mounted electric fireplace. There is a television point and a vertical column radiator. The dining area again has a separate ceiling light point and a vertical column radiator in situ.



## DOWNSTAIRS W.C.

The downstairs w.c. features a white two-piece suite comprising low level w.c. with push button flush and a corner wash hand basin with chrome taps and tiled splash back. There is laminate flooring, a ceiling light point, radiator, extractor fan and a useful understairs storage cupboard.

## FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first-floor landing which has multi panel doors providing access to three well-proportioned bedrooms and the house shower room. There is a wooden banister with spindle balustrade over the stairwell head, a ceiling light point, radiator, and a loft hatch with drop down ladder providing access to a useful attic space.

## BEDROOM ONE

Measurements – 12'3" x 11'7" max

Bedroom one is a generously proportioned light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double glazed, hardwood mullioned windows to the front elevation providing views onto the lawn area to the front. There is a ceiling light point, radiator and telephone point.



## BEDROOM TWO

Measurements – 12'2" x 9'0" max

Bedroom two again is a double bedroom with ample space for freestanding furniture. There is a central ceiling light point, a radiator, and a bank of double-glazed hardwood mullioned windows to the rear elevation.



## BEDROOM THREE

Measurements – 8'2" x 5'4"

Bedroom three is currently utilised as a home office but can accommodate a single bed with space for free standing furniture.

There is a ceiling light point, radiator and a bank of double-glazed hardwood windows to the rear elevation.



## HOUSE SHOWER ROOM

The shower room features a modern, contemporary three-piece suite comprising walk in fixed frame, shower cubicle with thermostatic rainfall shower and with separate handheld attachment, a low level w.c. with concealed system and push button flush and a broad wash handbasin with mounted mixer tap and vanity cupboard above. There is attractive tiling to the walls and flooring, inset spot lighting to a panelled ceiling, a horizontal ladder style radiator, recessed shelving with LED strip lighting above for toiletries and towels, an extractor fan and a double-glazed hardwood window with obscure glass to the front elevation.



## ATTIC

Measurements – 18'6" x 10'0" eaves

Access via the drop-down ladder from the landing there is a useful attic space which is part-bordered and has lighting in situ.

## FRONT EXTERNAL

Externally to the front, the property benefits from a flagged patio area, ideal for alfresco dining and barbecuing. There is an external up and down light and external security light.

Please note that there is a lawn area that has been book kept and maintained by the current vendor and the patio area is subject to a pedestrian right of access.



## REAR EXTERNAL

Externally to the rear there is a block paved double driveway providing off street parking for two vehicles, external security light and an external up and down light. The driveway leads to a double garage.



## DOUBLE GARAGE

Measurements – 28'7" x 18'0"

Featuring an electric remote controlled up and over door, there is lighting and power in situ. A chrome ladder style radiator and a work surface which incorporates a stainless-steel sink unit with hot and cold mixer tap. There is also the wall mounted Viessmann combination boiler as well as separate cold-water feed and hot tap.



## ADDITIONAL INFORMATION

EPC rating – C  
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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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

# Simon Blyth

ESTATE AGENTS

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