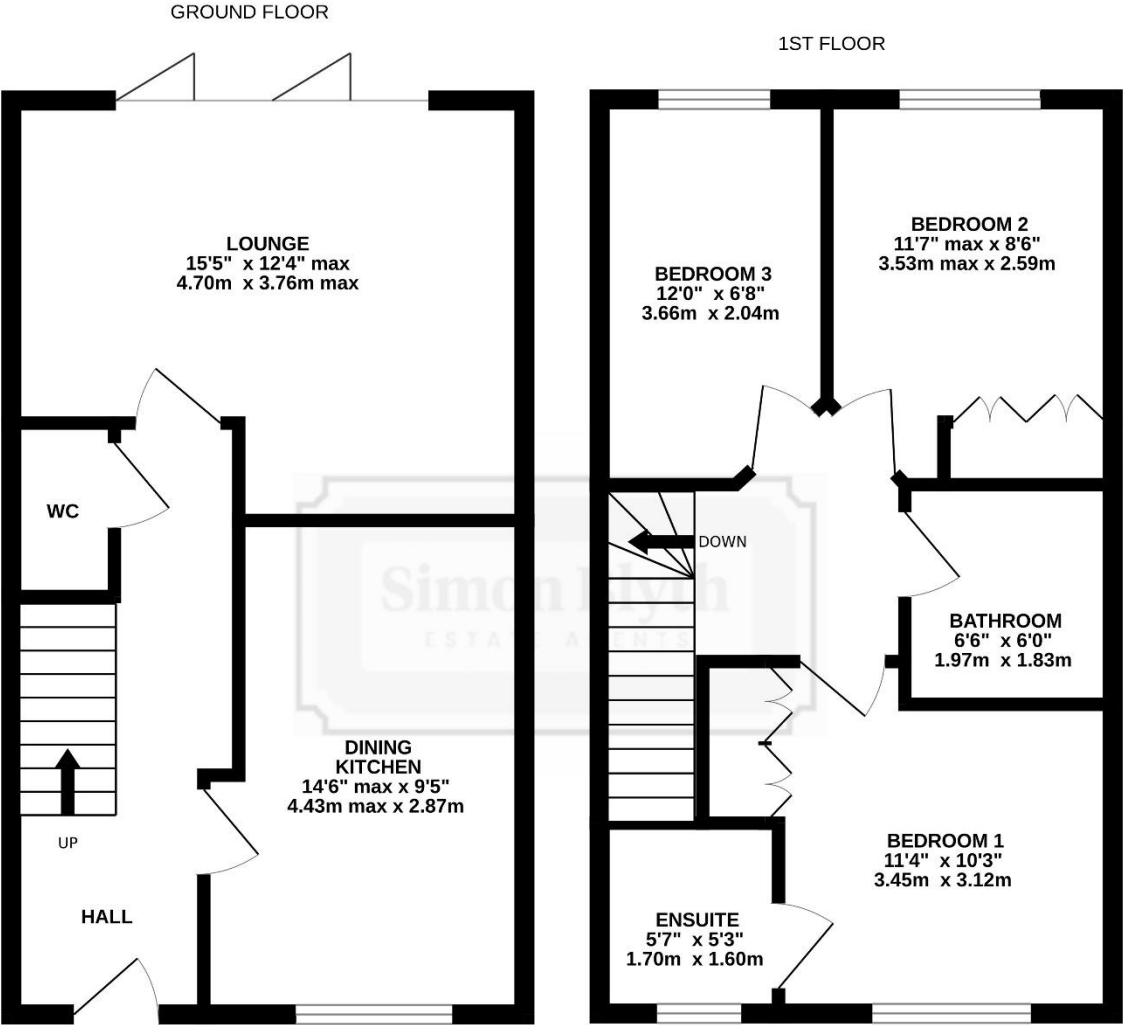




MILL MOOR ROAD, MELTHAM, HD9 5LW



MILL MOOR ROAD

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PROPERTY DESCRIPTION

IMMACULATELY PRESENTED, THREE BEDROOM, FAMILY HOME SITUATED IN THE SOUGHT-AFTER VILLAGE OF MELTHAM. ON THE FRINGES OF THE VILLAGE AND BOASTING PLEASANT OPEN ASPECT VIEWS ACROSS NEARBY FIELDS AND OPEN COUNTRYSIDE. THE PROPERTY IS CONVENIENTLY POSITIONED FOR ACCESS TO THE VILLAGE CENTRE, WITH RURAL WALKS ON THE DOORSTEP AND IN CATCHMENT FOR WELL REGARDED LOCAL SCHOOLING.

The property accommodation briefly comprises of entrance hall, downstairs w.c., L-shaped lounge with bi-fold doors leading out to the rear garden and open-plan dining kitchen to the ground floor. To the first floor there are three well-proportioned bedrooms and the house bathroom, the principal bedroom with ensuite shower room facilities.

Externally there is a low maintenance garden to the front, fabulous, enclosed, south facing garden with lawn and patio to the rear and allocated parking for the subject property accessed within Peak View.

EPC rating: B Council tax: C Tenure: Freehold

Offers Around £290,000

ENTRANCE HALL

Enter the property through a double-glazed, composite front door with obscure glazed inserts into the entrance hall. The entrance hall features attractive, tiled flooring, two ceiling light points, a radiator and a carpeted staircase with wooden banister with chamfered spindle balustrade proceeds to the first floor. There are oak doors providing access to the open plan and dining kitchen, L-shaped lounge and the 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 a low-level w.c. with push-button flush and a pedestal wash handbasin with chrome tap and tiled splashback. There is a ceiling light point, radiator and extractor fan.



LOUNGE

Measurements – 15'5" x 12'4"

The lounge enjoys a wealth of natural light which cascades through the bi-fold doors to the rear elevation which offers pleasant views across the property's gardens. There is a central ceiling light point and two radiators, television and telephone points.



OPEN PLAN DINING KITCHEN

Measurements – 14'6" max x 9'5"

The open plan dining kitchen room features fitted wall and base units with complementary, walnut work surfaces over which incorporate a one-and-a-half bowl stainless steel, Franke sink and drainer unit with brushed chrome, pull-out hose mixer tap. The kitchen is equipped with built-in appliances which include a four-ring AEG hob with stainless steel splashback and canopy style cooker hood over and a built-in, waist level, fan assisted oven. There is an integrated fridge and freezer unit, an integral dishwasher and built-in washer/dryer. The kitchen features soft closing doors and drawers, high gloss, brick-effect tiling to the splash areas, under-unit LED lighting and a cupboard houses the wall-mounted Valent combination boiler. Additionally, there is inset spotlighting to the ceiling, attractive tiled flooring, a bank of double-glazed windows to the front elevation and a radiator.





FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first-floor landing which has a ceiling light point, a loft hatch with drop-down ladder which gives access to a useful, boarded attic space. There are oak, multi-panel doors which give access to three, well-proportioned bedrooms and the bathroom.

BEDROOM ONE

Measurements – 11'4" x 10'3"

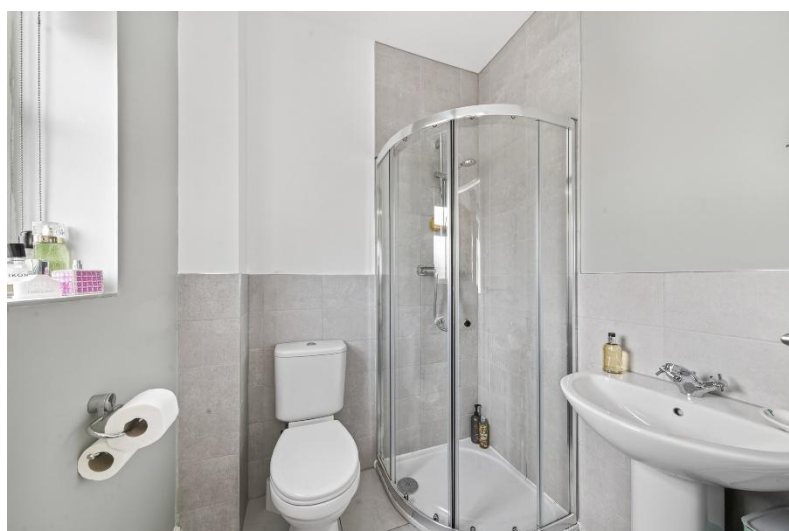
Bedroom one is situated to the front of the property and enjoys a wealth of natural light. The room can accommodate a double bed with space for free-standing furniture and features a bank of floor-to-ceiling, fitted wardrobes which have hanging rails and shelving in situ. There is a ceiling light point, a radiator and a bank of double-glazed windows to the front elevation and a multi-panelled, oak door then gives access to the en suite shower room.



EN-SUITE SHOWER ROOM

Measurements – 5'7" x 5'3"

The en-suite shower room features a modern, contemporary three-piece suite which comprises a quadrant style, walk-in shower cubicle with thermostatic shower, a low-level w.c. with push-button flush and a pedestal wash handbasin with chrome tap. There is attractive tiled flooring and contrasting tiling to the walls and splash areas, inset spotlighting to the ceiling, an extractor fan, a radiator and a bank of double-glazed windows with obscure glass and tiled sill to the front elevation.



BEDROOM TWO

Measurements – 11'7" max x 8'6"

Bedroom two is a light and airy, double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the rear elevation which has pleasant, open aspect views across nearby fields and open countryside. There is a ceiling light point, a radiator and a bank of floor-to-ceiling, fitted wardrobes which have hanging rails and shelving in situ.



BEDROOM THREE

Measurements – 12'0" x 6'8"

Bedroom three is a single bedroom which could be utilized as a home office or nursery. There is a ceiling light point, radiator and a double-glazed window to the rear elevation, again with pleasant, open aspect views across nearby fields and countryside.



HOUSE BATHROOM

Measurements – 6'6" x 6'0"

The house bathroom features a modern, contemporary, three-piece suite which comprises a panel bath with shower-head mixer tap and glazed shower guard, a pedestal wash handbasin with chrome tap and a low-level w.c. with push-button flush. There is tiled flooring and attractive tiling to the walls and splash areas, inset spotlighting to the ceiling, a shaver point, extractor fan and radiator.



FRONT EXTERNAL

Externally to the front, the property features a low-maintenance buffer garden which is a gravelled area with space for pots and plants. There is an attractive, dry stone wall boundary and steps that lead from Mill Moor Road to the front door.



REAR EXTERNAL

Externally to the rear, the property enjoys a low-maintenance and enclosed garden which features a lawned area and a flagged patio, ideal for alfresco dining and barbecuing. The rear garden enjoys the sun throughout the day with the South facing aspect and benefits from an external tap, a hardstanding for a garden shed and the gate at the bottom of the garden leads onto Peak View where there is allocated, off-street parking for two cars and the electric charging facility and a rockery flower bed.





ADDITIONAL INFORMATION

EPC rating – B

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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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.

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MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

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Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259