

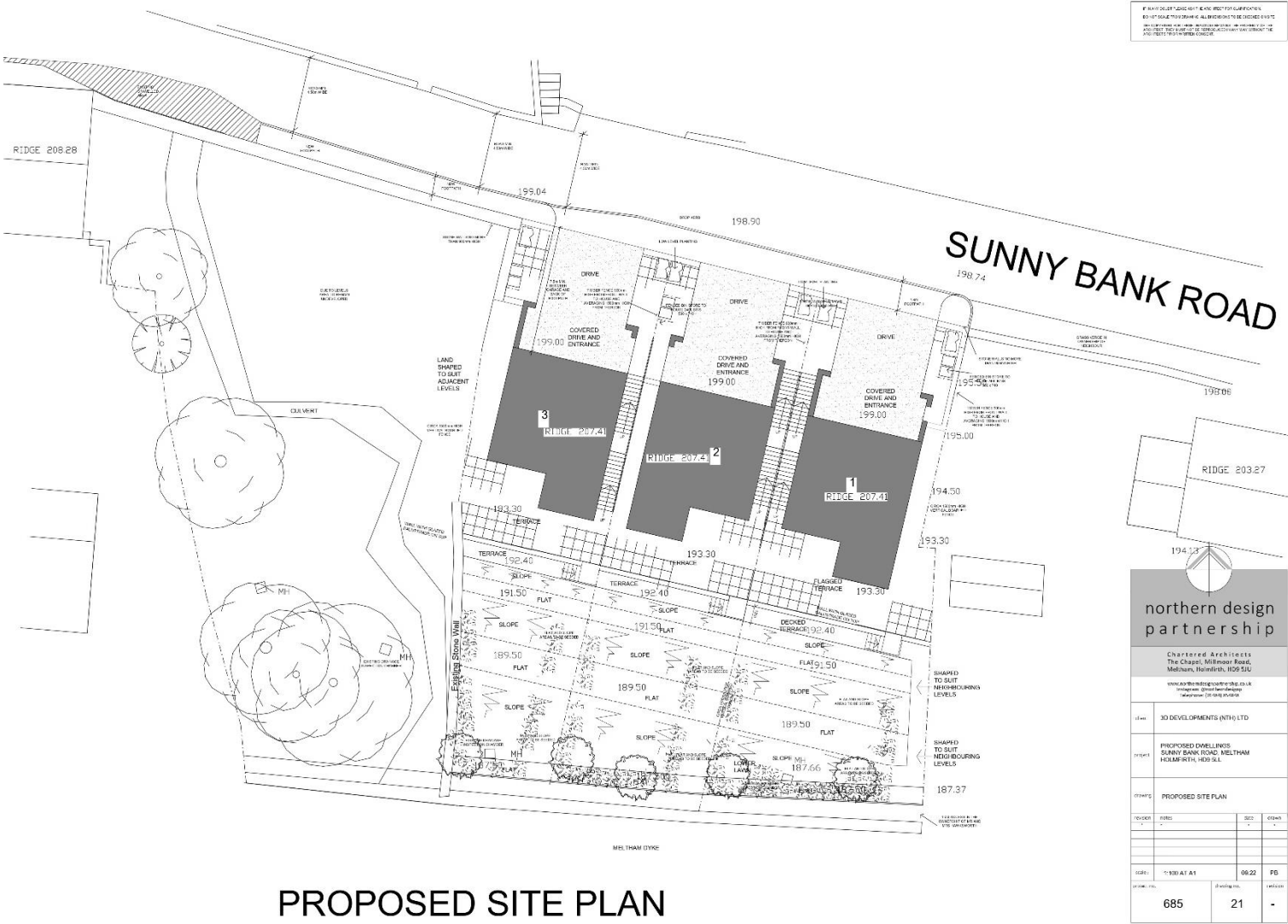


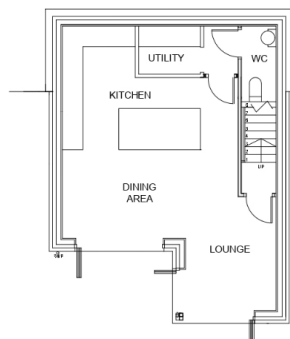
BUILDING LAND FOR THREE HOMES, SUNNY BANK ROAD, MELTHAM HD9 5LL

PROPERTY DESCRIPTION

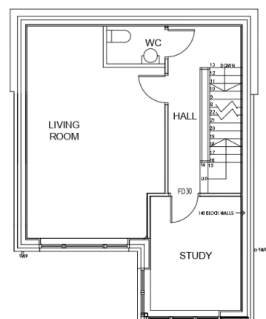
BUILDING LAND FOR THREE, DETACHED, FOUR STOREY FABULOUS HOMES WITH A LOVELY VIEW ACROSS THE VILLAGE AND RURAL SCENE BEYOND. WITH PLEASANT GARDENS, THESE HOUSES ARE APPROXIMATELY 2200 SQFT EACH AND WILL BRIEFLY COMPRISE: entrance hall, doorway to garage and bedroom four. To the lower floor, large living room, study and w.c. To the lower ground floor fabulous living dining kitchen with bi-fold doors to gardens, utility room and further downstairs w.c. To the first floor, three of the four bedrooms, bed one with balcony and ensuite and house bathroom. There are pleasant gardens within walking distance of village amenities, good sized driveways and plot three with an additional area of land to the side to remain green and to be enjoyed as a garden.

Offers around £300,000

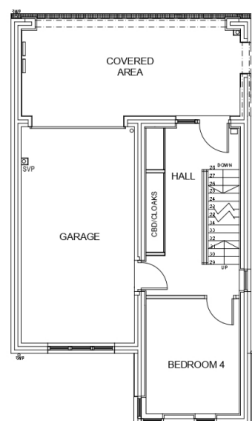




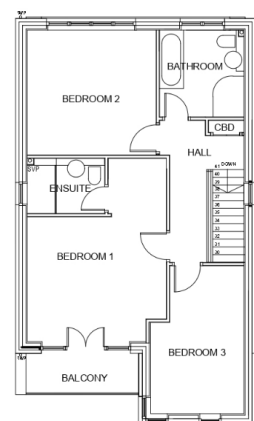
LOWER GROUND FLOOR



INTERMEDIATE FLOOR

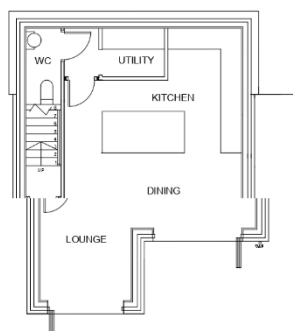


GROUND FLOOR

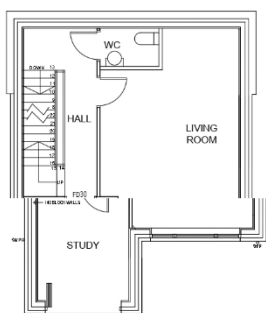


FIRST FLOOR

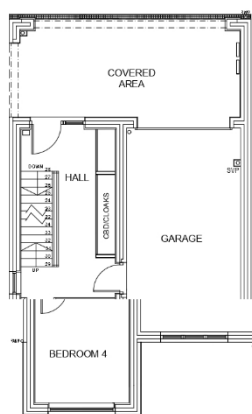
PLOT 1



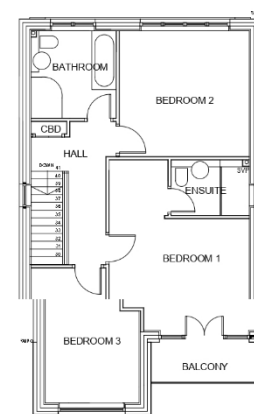
LOWER GROUND FLOOR



INTERMEDIATE FLOOR

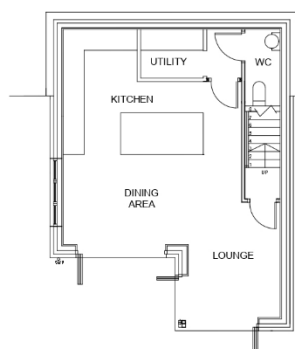


GROUND FLOOR

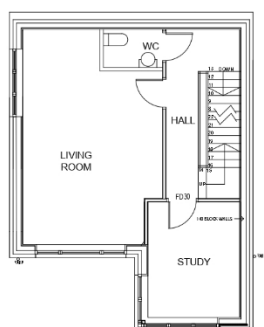


FIRST FLOOR

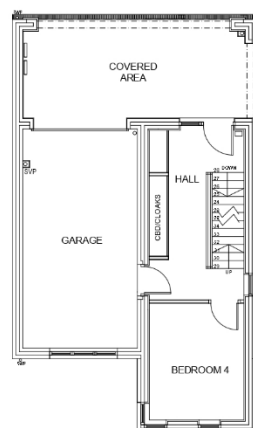
PLOT 2



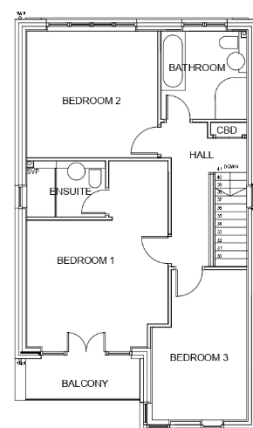
LOWER GROUND FLOOR



INTERMEDIATE FLOOR



GROUND FLOOR



FIRST FLOOR

PLOT 3

LIVING DINING KITCHEN



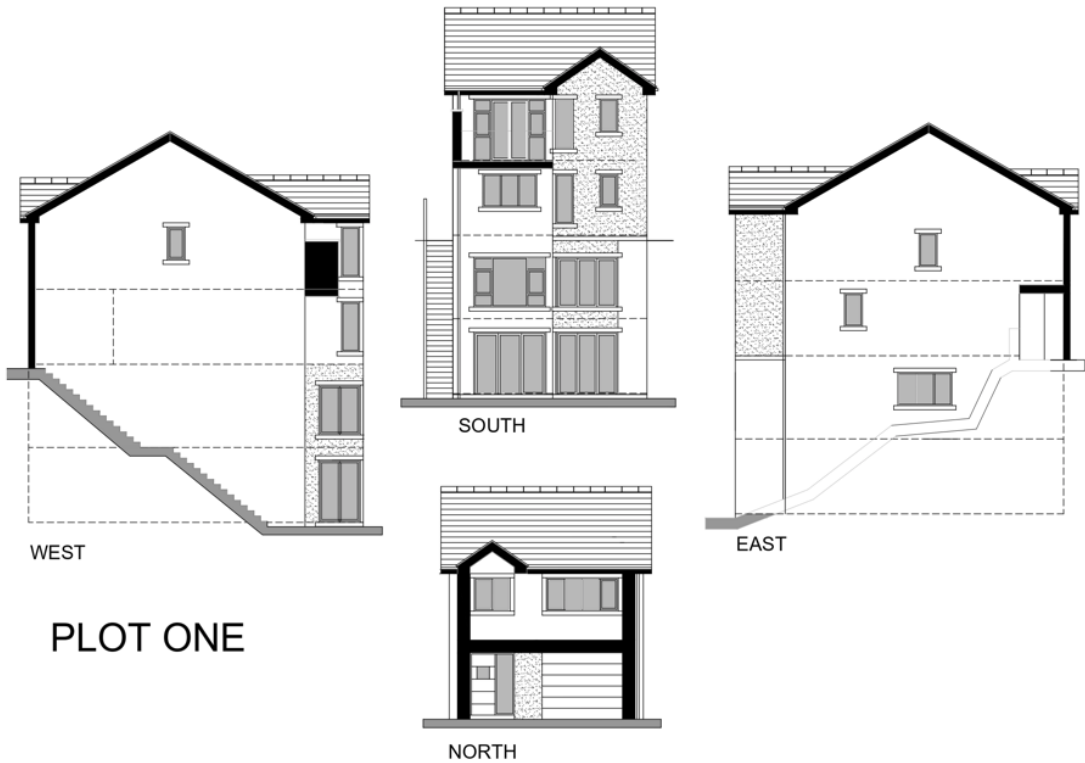
LIVING ROOM



BEDROOM ONE



ELEVATIONS





FRONT EXTERNAL







ADDITIONAL INFORMATION

EPC rating – N/A

Property tenure – Freehold

Local authority – Kirklees

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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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

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MORTGAGE ADVICE

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.

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

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