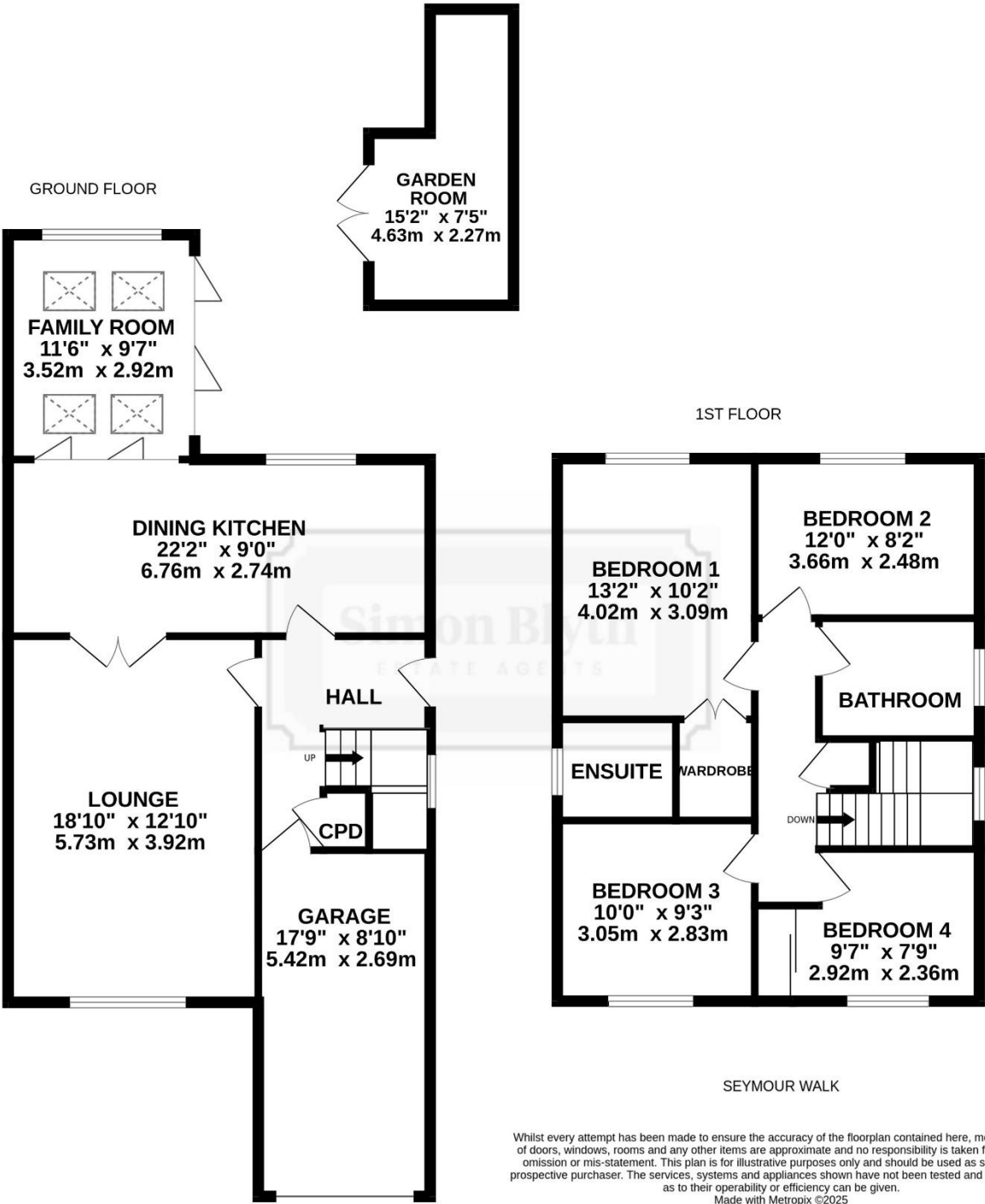




SEYMOUR WALK, MELTHAM, HOLMFIRTH, HD9 4BP



PROPERTY DESCRIPTION

A FOUR-BEDROOM DETACHED FAMILY HOME SITUATED IN THE TREE-LINED DURKAR ROADS DEVELOPMENT IN MELTHAM. THE PROPERTY OFFERS SPACIOUS ACCOMMODATION COMPLEMENTED BY LOW MAINTENANCE GARDENS AND A USEFUL, MULTI-PURPOSE GARDEN OFFICE/STUDIO. THE PROPERTY IS IN CATCHMENT FOR WELL-REGARDED SCHOOLING, CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND A SHORT DISTANCE FROM VILLAGE AMENITIES.

The property accommodation briefly comprises of entrance hall, open-plan dining kitchen, garden room, lounge, four bedrooms, bed one with walk-in wardrobe and ensuite, integral garage, driveway to the front, low maintenance gardens to the rear with patio, artificial lawn and multi-purpose garden office/studio.

Offers Around £425,000

ENTRANCE

Enter into the property through a double-glazed PVC door with obscure and stained-glass inserts with leaded detailing into the entrance hall from the side elevation. There is oak flooring, multi panel doors provide access to the open plan dining kitchen, lounge, understairs storage cupboard and integral garage and a kite winding staircase rises to the first floor, with wooden banister and spindle balustrade. There is a ceiling light point, radiator and a double-glazed window on the stairwell leading to the first floor.

LOUNGE

Measurements – 18'10" x 12'10"

As the photography suggests, the lounge is a generous proportioned light and airy reception room which features a double-glazed bayed window to the front elevation with leaded detailing with pleasant views across the front gardens. There is decorative coving to the ceilings, two ceiling light points, two radiators and the focal point of the room is the living flame effect gas fireplace, with a marble inset and hearth, and ornate mantel surround. There are twin timber and glazed multi-panel doors providing access to the open plan dining kitchen.



OPEN PLAN DINING KITCHEN

Measurements – 22'2" x 9'0"

The open plan dining kitchen room enjoys a great deal of natural light, which cascades through the double-glazed bank of windows to the rear elevation and the bi-folding oak and glazed doors which proceed to the garden room. There is inset spotlighting to the ceilings, a radiator, TV point and high-quality vinyl flooring.



KITCHEN AREA

The kitchen features fitted wall and base units with high gloss handleless cupboard fronts and with complementary work surfaces over which incorporate a one and a half bowl stainless steel sink and drainer unit with waste disposal and Chrome mixer tap over. The kitchen is equipped with high quality built-in appliances, including a four-ring ceramic hob with ceramic splashback and canopy style cooker hood over and a built-in electric fan assisted oven. There is space for a tall standing fridge and freezer unit, integrated dishwasher and soft closing doors and drawers. There is a matching ceramic upstand to the work surfaces as a back splash and under unit lighting. The kitchen also has a breakfast peninsula with cupboards under and space for breakfast dining. The kitchen area then seamlessly leads into the dining area.



DINING AREA

The dining area has views onto the property's gardens through the garden room as well as inset spotlighting into the ceilings.



GARDEN ROOM

Measurements – 11'6" x 9'7"

The garden room has an impressive, vaulted ceiling with four double glazed skylight windows, two at either side elevation. There are dual aspect windows with a bank of windows to the rear elevation and double glazed bi-folding doors to the side elevation, providing direct access to the gardens. There is inset spotlighting to the ceilings, a radiator, ample plug points in situ and TV point.



INTEGRAL GARAGE

Measurements – 17'9" x 8'10"

The integral garage features an electric roller shutter door. There is lighting and power in situ, and it also houses the recently fitted Viessmann wall mounted combination boiler. There is plumbing and provisions for an automatic washing machine and a tumble dryer.

FIRST FLOOR LANDING

Taking the kite winding staircase from the entrance hall, you reach the first-floor landing which has multi panel doors providing access to four bedrooms, the house bathroom and enclosing a useful airing cupboard. There are two ceiling light points, a radiator and a loft hatch, providing access to useful attic.

BEDROOM ONE

Measurements – 13'2" x 10'2"

As the photographer suggests, bedroom one is a light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation with pleasant views onto the tree line backdrop and with far reaching views over roof tops across the valley. There is a central ceiling light point, decorative coving, a radiator and a multi panel door that provides access to the ensuite shower room and twin doors provide access to a useful walk-in wardrobe.

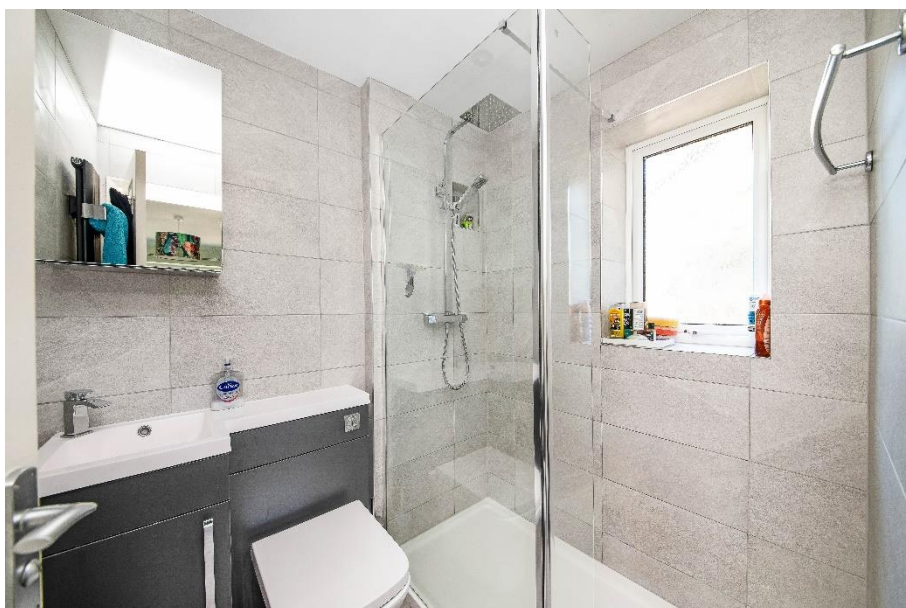


WALK-IN WARDROBE

The walk-in wardrobe features fitted shelving and hanging rails, as well as inset spotlighting to the ceilings.

BEDROOM ONE ENSUITE

The en-site shower room features a modern, contemporary three-piece suite comprising of a low-level WC with concealed system and push button flush, which incorporates a broad wash hand basin with vanity covered beneath, and Chrome monoblock mixer tap. There is a walk-in fixed frame shower cubicle with thermostatic rainfall shower head and with separate handheld attachment. There is attractive tiled walls, inset spotlighting to the ceilings, a aluminium anthracite column radiator, high quality flooring and a double-glazed window with obscure to the side elevation and an extractor fan.



BEDROOM TWO

Measurements – 12 x 8'2''

Bedroom two, again is a light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation with leaded detailing with pleasant views over rooftops into the distance. There is decorative coving, a ceiling light points and radiator.



BEDROOM THREE

Measurements – 10 x 9'3''

Bedroom three can accommodate a double bed with ample space for free standing furniture. There is a bank of double-glazed windows to the front elevation with leaded detailing, again with pleasant views onto the tree lined outlook, decorative coving to the ceilings, central ceiling light point, radiator and a bank of fitted wardrobes which has hanging rails and shelving in situ.



BEDROOM FOUR

Measurements – 9'7" x 7'9"

Bedroom four is a double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the rear elevation taking full advantage of fantastic open aspect views over rooftops. There is a ceiling light point, radiator and decorative coving.



HOUSE BATHROOM

The house bathroom features a white three-piece suite comprising of a low-level WC with push button flush, a broad pedestal wash handbasin with Chrome mixer tap and a p-shaped panel bath with thermostatic shower over and a curved shower guard. There is tiled flooring and matching tiling to the walls, inset spotlighting to the ceilings, a double-glazed window with obscure glass to the side elevation and a chrome ladder style radiator.



FRONT EXTERNAL

Externally to the front, the property features a concrete driveway leading to the integral garage and the front garden is laid predominantly to lawn with well stocked flower and shrub beds. An Indian stone flagged pathway leads down the side of the property to a gate which encloses the rear garden where there is the main access door to the side elevation leading into the entrance hall.

REAR EXTERNAL

Following the Indian stone flagged pathway, you reach another gate which encloses the rear garden and leads to an Indian stone flagged patio, ideal for alfresco dining and barbecuing. There is a decked area with recessed lighting and an artificial lawn which enjoys the sun in the afternoons and evenings. There are beautiful, mature trees and fenced boundaries and a hard standing for a substantial summer house/garden office. There are external up and down lights, an external double plug point and an external tap.

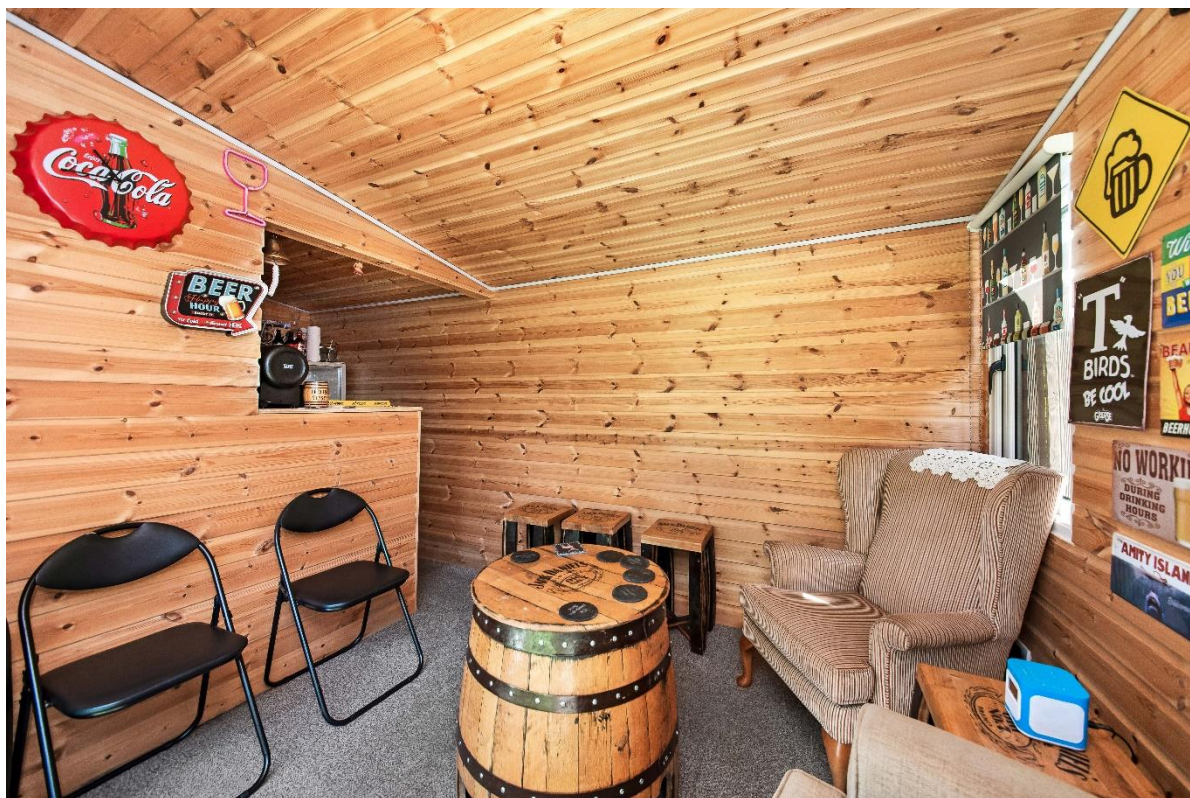




GARDEN OFFICE/STUDIO

Measurements – 15'2" x 7'5"

The property benefits from a useful and multipurpose garden office which is accessed via double glazed French doors from the front elevation with an additional double-glazed window to the side elevation. It features wood cladding to the walls and ceiling with LED strip lighting. It is currently utilised for recreational use as a bar and has ample plug points in situ, and could be utilised as a home office, studio and hobby room.



ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – E

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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