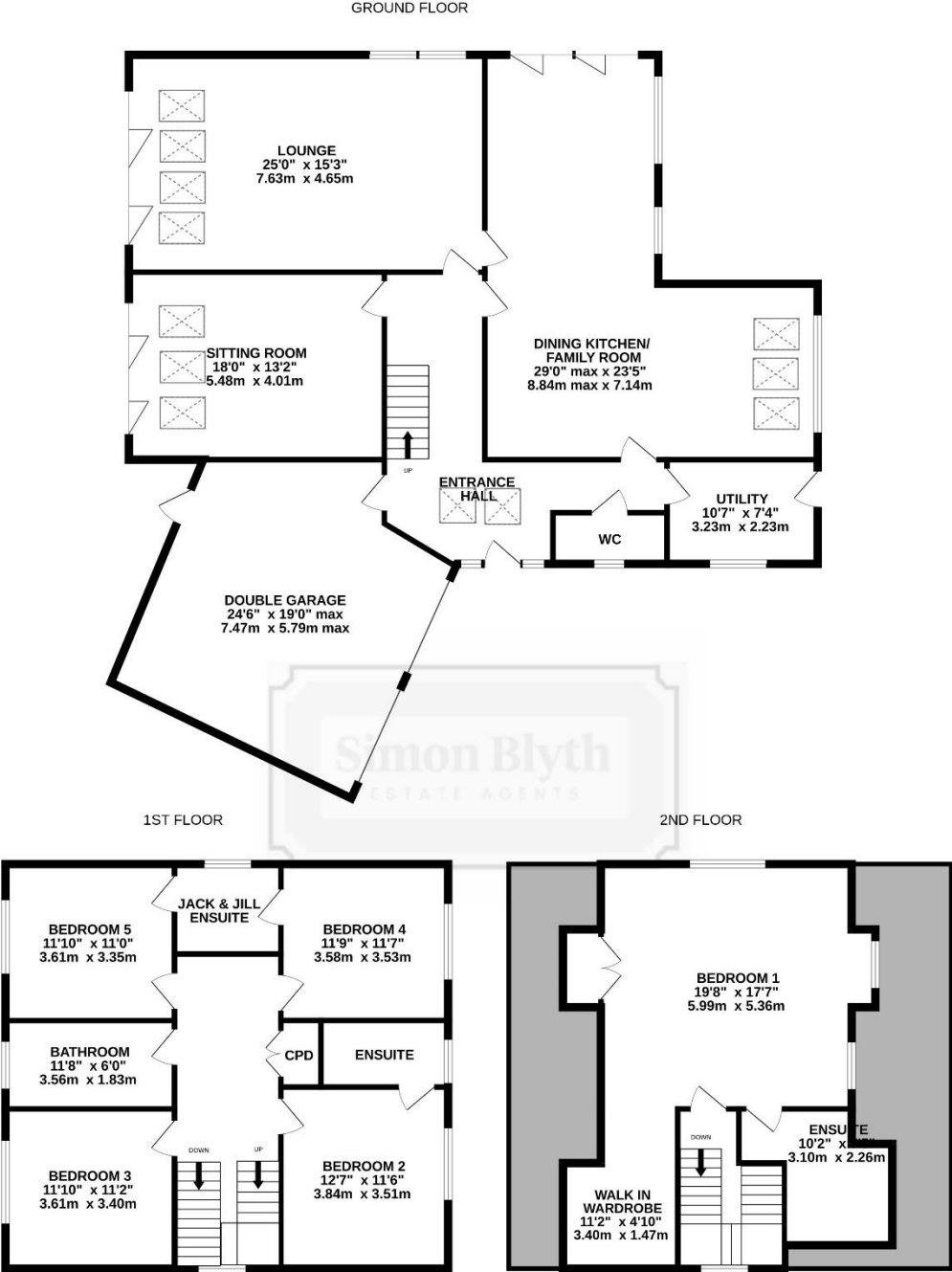




LIME TREE HOUSE, WESSENDEN HEAD ROAD, MELTHAM, HD9 4EU



WESSENDEN HEAD ROAD

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PROPERTY DESCRIPTION

NESTLED IN A QUIET, TUCKED AWAY POSITION, WITH TREE LINED BACKDROP IS THIS EXECUTIVE, DETACHED, THREE STOREY FAMILY HOME. SITUATED IN THE DESIRABLE VILLAGE OF MELTHAM, IN CATCHMENT FOR WELL REGARDED SCHOOLING, A SHORT DISTANCE FROM THE BUSTLING CENTRE AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS GENEROUS PROPORTIONED, VERSATILE ACCOMMODATION, COMPLIMENTED BY DELIGHTFUL WRAP AROUND GARDENS. VIEWINGS ARE A MUST IN ORDER TO TRULY APPRECIATE THE QUALITY OF HOME ON OFFER.

The property accommodation briefly comprises of entrance hall, downstairs WC, utility room, open-plan dining-kitchen and family room, lounge, sitting room and integral double garage to the ground floor. To the first floor there are four double bedrooms and the house bathroom, bedroom two with ensuite shower room and two further bedrooms served by a shared ensuite. To the second floor is the principal suite with dressing area/fitted wardrobes and ensuite. Externally the property is approached via a private shared driveway, the lawn gardens wrap around the property with various flagged patio areas with mature tree-lined backdrop.

Offers Around £860,000

ENTRANCE HALL

Enter the property through a double-glazed, composite front door with obscure glazed inserts into the entrance hall. There are adjoining double-glazed windows to the front elevation with obscure glass, twin, skylight windows to the front elevation, providing the entrance hall with a great deal of natural light and there is attractive, tiled flooring, underfloor heating, various wall light points as well as spot lighting to the ceilings and oak doors provide access to the ground floor accommodation.



DOWNSTAIRS WC

The downstairs w.c. features a modern, contemporary, two-piece suite, comprising of a low-level w.c. with concealed cistern and push-button flush and a broad wash handbasin with vanity cupboard beneath and chrome, Monobloc mixer tap. There is tiled flooring and tiled walls, inset spotlighting to the ceiling, an extractor fan and a double-glazed window with obscure glass to the front elevation.



UTILITY ROOM

The utility room features a bank of fitted base units with complementary, quartz work surfaces over which incorporate a single bowl, stainless steel sink and drainer unit with chrome mixer tap. There is a matching, quartz upstand to the work surface, a tall pantry cupboard with soft-closing doors and the utility room houses the integrated washing machine and built-in tumble dryer. There is tiled flooring, a bank of double-glazed, mullioned windows to the front elevation, central ceiling light point, extractor fan and a double-glazed, composite door with obscure glazing to the side elevation.



LOUNGE

Measurements – 25'0" x 15'3"

As the photography suggests, the lounge is a generously proportioned, light and airy, dual aspect reception room which features a bank of double-glazed, mullioned windows to the side elevation and bi-folding doors with skylight windows above to the side elevation, leading seamlessly out to the side patio. The room features inset spotlighting to the ceiling, two wall light points, television and telephone points and the focal point of the room is the electric fireplace with uplighting. There is underfloor heating and a door proceeds to the open plan dining kitchen and family room.



OPEN PLAN DINING KITCHEN

Measurements – 29'0" x 23'5"

The open plan dining kitchen and family room is a most impressive, light and airy space which is separated into various areas. The kitchen area features a wide range of fitted wall and base units with high-gloss, handleless cupboard fronts and with complementary quartz working surfaces over which incorporate an inset, stainless steel, one-and-a-half-bowl sink unit with pull-out, brushed chrome mixer tap and bevelled drainer. There is a matching quartz upstand to the work surface and a breakfast peninsula with cupboards beneath and space for informal dining. The kitchen is well-equipped with high-quality, built-in NEFF appliances, including a five-ring induction hob with touch sensitive extraction fan over, a shoulder-level, fan-assisted oven with warming drawer beneath, a microwave, combination oven and a coffee machine. There is an integrated fridge and freezer unit, built-in dishwasher and wine cooler and the kitchen benefits from soft-closing doors and drawers, under-unit lighting and two ceiling light points. There is a bank of three skylight, mullioned windows to the side elevation and a bank of double-glazed, mullioned windows which overlook the gardens, and the kitchen area then seamlessly leads into the formal dining area which has a central ceiling light point and attractive tiled flooring. The dining area then leads to the family room which has a great deal of natural light with dual-aspect windows to the side elevation and bi-folding doors with a pedestrian access door to the rear elevation, which have pleasant views across the property's generous gardens. The family room has oak flooring with underfloor heating with inset spot lighting to the ceiling, television points, telephone points and satellite TV points.





SITTING ROOM

Measurements – 18'0" x 13'2"

The sitting room is a multi-purpose, light and airy reception room which has been utilised as a playroom, ground floor bedroom and home office. It features inset spot lighting to the ceilings, a bank of three skylight, mullioned windows to the side elevation and two sets of bi-folding doors providing direct access to the gardens. There are two wall-light points, underfloor heating and television and telephone points and satellite TV points.



INTEGRAL GARAGE

The integral garage features an electric, remote-controlled, sectional, up-and-over door. There is lighting and power in situ. Additional storage available under the eaves, and there is a pedestrian access door which is double-glazed and composite with obscure glass to the rear elevation and an internal door leads into the entrance hall. As the floor layout plan suggests, the double garage is particularly spacious and could be utilised for parking or as a workshop or for additional storage.

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first-floor landing, which has oak doors providing access to four, well-proportioned, double bedrooms, the house bathroom and enclosing the hot water cylinder cupboard. There is inset spot lighting to the ceilings, a radiator and a kite winding staircase with oak banister and spindle balustrade proceeds to the second floor. There is a fabulous bank of six windows to the front elevation, providing both the first floor and second floor landings with a great deal of natural light, LED spot lighting to the footwell and chandelier point at the top of the second-floor landing.

BEDROOM TWO

Measurements – 12'7" x 11'5"

Bedroom two is a double bedroom with ample space for free-standing furniture. There is a bank of double-glazed, mullioned windows to the side elevation, a central ceiling light point and a radiator. There is an oak door leading to the en-suite shower room.



EN SUITE SHOWER ROOM

The en-suite shower room features a modern, contemporary three-piece suite, comprising of a walk-in shower cubicle with thermostatic, rainfall shower, a broad, wall-hung wash handbasin with vanity cupboards beneath and cascading waterfall mixer tap and a low-level w.c. with concealed cistern and push button flush. There is tiled flooring and attractive tiling to the walls, inset spotlighting to the ceiling, chrome, ladder-style radiator, extractor fan and a double-glazed window with obscure glass to the side elevation.



BEDROOM THREE

Measurements – 11'9" x 11'0"

Bedroom three 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 side elevation, mullioned windows to the side elevation, a central ceiling light point, radiator and telephone point.

BEDROOM FOUR

Measurements – 11'10" x 11'0"

Bedroom four is a generously proportioned double bedroom which has ample space for free-standing furniture. There is a bank of double-glazed, mullioned windows to the side elevation, a central ceiling light point, radiator and an oak door provides access to the shared en-suite bathroom.



BEDROOM FIVE

Measurements – 11'9" x 11'6"

Bedroom Five is a light and airy double bedroom with ample space for free-standing furniture. There is a bank of double-glazed windows and mullioned windows to the side elevation, central ceiling light point and a radiator and an oak door provides access to the shared en-suite bathroom.



SHARED EN-SUITE

Measurements – 7'4" x 6'4"

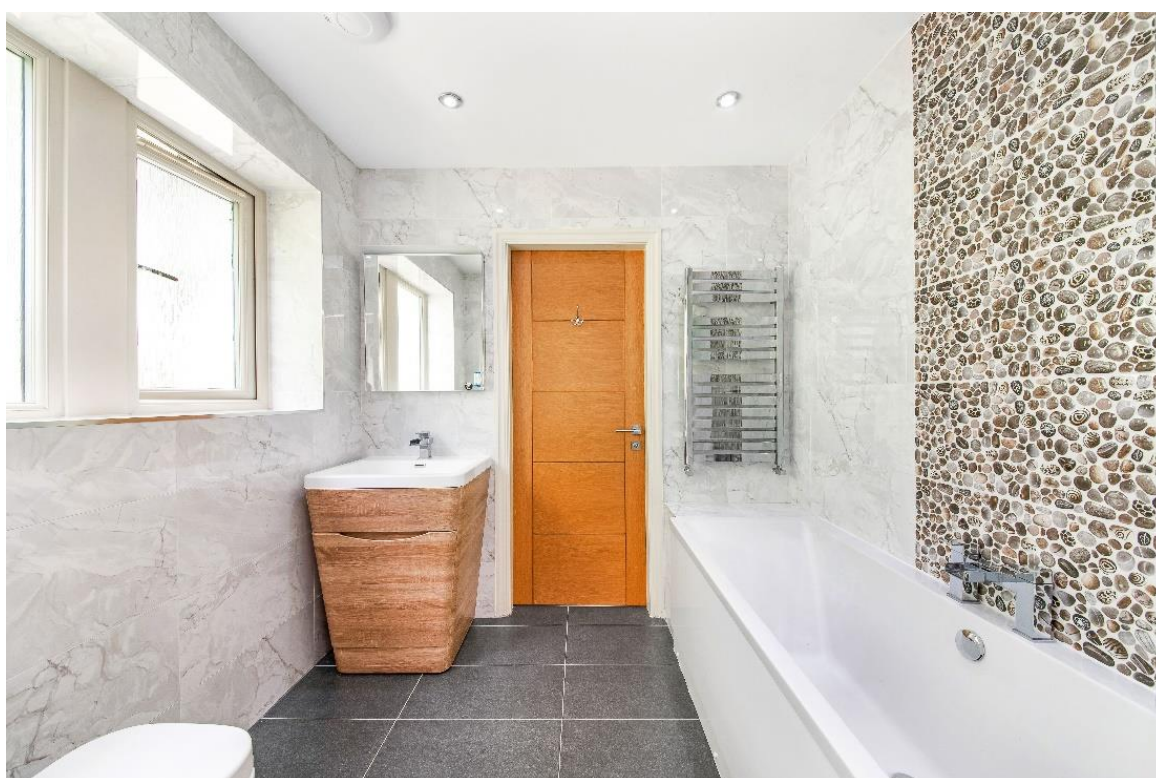
The shared en-suite bathroom features a modern, contemporary, white three-piece suite comprising of a double-ended, panel bath with thermostatic, rainfall shower head, cascading waterfall mixer tap and glazed shower guard, a low-level w.c. with push button flush and a broad, wall-hung wash handbasin with cascading waterfall mixer tap and vanity cupboard beneath. There is tiled flooring and contrasting tiling to the walls, inset spotlighting to the ceiling and chrome, ladder-style radiator, extractor fan and a bank of double-glazed, mullioned windows with obscure glass to the rear elevation.



HOUSE BATHROOM

Measurements – 11'9" x 6'0"

The house bathroom contains a modern, contemporary, five-piece suite which comprises of a fixed frame shower cubicle with thermostatic, rainfall shower head and with separate hand-held attachment, a double-ended panel bath with cascading, waterfall mixer tap with twin wash handbasins with cascading, waterfall mixer taps with vanity drawers beneath and a low-level WC with push button flush. There is attractive tiling to the walls and floor, inset spot lighting to the ceiling, extractor fan and chrome, ladder-style radiator and a bank of double-glazed windows with obscure glass to the side elevation and a wall-mounted, LED, backlit vanity mirror.



SECOND FLOOR

BEDROOM ONE

Measurements – 19'9" x 17'7"

As the photography suggests, bedroom one is a generous proportioned, light and airy double bedroom with dual-aspect windows to both the front and side elevations. There is inset spot lighting to the ceilings, telephone and television points, two radiators and ample, under-eaves storage areas. Additionally, there is an oak door providing access to the en suite wet room and a useful, under-eaves walk-in wardrobe area with a bank of fitted wardrobes which have hanging rails and shelving in situ.



WET ROOM

Measurements – 10'2" x 7'5"

The wet room features a modern, contemporary, three-piece suite which comprises of a wet room-style shower with a ceiling-mounted, rainfall shower unit, low level WC with push button flush and a broad, wall-hung wash handbasin with cascading waterfall mixer tap. There are tiled walls and tiled flooring, inset spotlighting to the ceiling, a chrome, ladder-style radiator and extractor fan. Additionally, there is a bank of double-glazed windows with integrated blinds to the side elevation which has pleasant, open-aspect view over rooftops across the valley.



EXTERNAL

Externally, the property is approached via a private, shared drive, off Wessenden Head Road and the subject property occupies a particularly spacious corner plot with tarmacadam courtyard to the front providing off-street parking and ample space for turning for multiple vehicles. A driveway leads to the integral double garage and there are various up and down lights and attractive patio and flagged pathways leading down the side of the property to the rear garden. There are privacy-bearing, laurel hedge boundaries, an external EV point, rear and side gardens. As the photography suggests, the property occupies a particularly generous plot with gardens which sweep across either side of the property and to the rear, laid predominantly to lawn with various India stone-flagged patio areas, ideal for al fresco dining and barbecuing and entertainment. There are low maintenance flower and shrub beds with beautiful, mature tree lines and privacy bearing stone wall, part fence and part hedged boundaries. The gardens to the rear benefit from various external lighting, external plug points and an external tap.







ADDITIONAL INFORMATION

EPC rating – B

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – G

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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