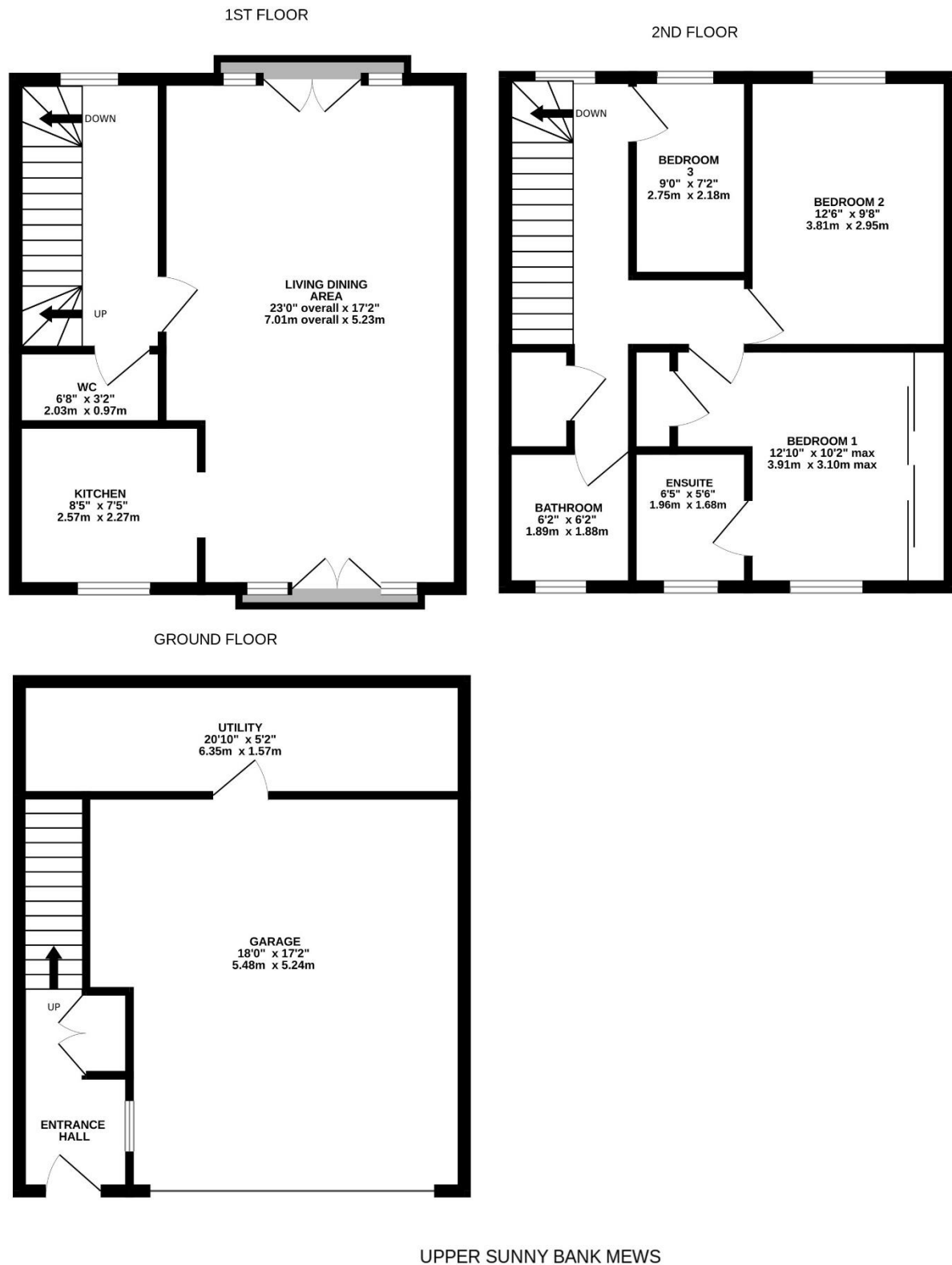




UPPER SUNNY BANK MEWS, MELTHAM, HOLMFIRTH

Upper Sunny Bank Mews, Meltham, Holmfirth HD9 5AA



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PROPERTY DESCRIPTION

NESTLED IN A QUIET, TUCKED AWAY POSITION, AND BOASTING FANTASTIC FAR-REACHING VIEWS ACROSS THE VALLEY TO THE FRONT, AND PLEASANT VIEWS OVER NEIGHBOURING FIELDS AND PADDOCKS TO THE REAR. LOCATED IN THE SOUGHT-AFTER VILLAGE OF MELTHAM, A SHORT DISTANCE FROM THE VILLAGE CENTRE, WITH GREAT COMMUTER LINKS AND IN CATCHMENT FOR WELL-REGARDED SCHOOLING. THIS SUPERBLY PRESENTED, FAMILY HOME, HAS SPACIOUS ACCOMMODATION ACROSS THREE STOREYS. BOASTING DOUBLE CAR PORT, LOW MAINTENANCE ENCLOSED GARDEN TO THE REAR AND IMPRESSIVE OPEN-PLAN DINING-KITCHEN AND LIVING ROOM TO THE FIRST FLOOR WITH TWO SETS OF BI-FOLD DOORS. VIEWINGS ARE A MUST TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION ON OFFER.

The property accommodation briefly comprises entrance with cloaks cupboard and stairs leading to the first floor. The first floor has a separate WC and impressive open-plan dining-kitchen and living room with two sets of bi-folding doors and Juliet balcony to the front. To the second floor there are three bedrooms and the house bathroom with bedroom one having ensuite shower room. Externally there is a double car port providing off street parking, with door leading to a multi-purpose utility/workshop/ gym.

The rear garden features a Indian stone flagged patio and enjoys views across neighbouring fields.

Offers Around £400,000

GROUND FLOOR ACCOMIDATION

Enter into the property through a double glazed composite front door with obscure glazed inserts into the entrance hall. There is a cast iron column radiator, a double-glazed window to the side elevation, a ceiling light point and high-quality flooring and a staircase rises to the first floor with wooden handrail. There are double doors enclosing a useful cloaks cupboard where the high-quality flooring continues through and there is a hanging rail in situ.

FIRST FLOOR

Taking the staircase from the entrance hall, you reach the first-floor landing, which has a double-glazed window to the rear elevation with fabulous views across the properties, landscaped and well stocked gardens. There is an oak banister with oak spindle balustrade over the stairwell head with a staircase rising to the second-floor accommodation. There is a ceiling light point, a cast iron anthracite column radiator and Oak doors provide access to the separate WC and open plan dining kitchen and family room.



SEPARATE WC

The separate WC features a modern white two-piece suite of Roka manufacture which incorporates a low-level WC with push button flush and a pedestal wash hand basin with Chrome monoblock mixer tap and tiled splashback. There is a ceiling light point extractor fan and a cast iron and the side column radiator.

OPEN PLAN DINING KITCHEN AND FAMILY

Measurements – 23'0" x 17'2"

As the photographer suggests, the open plan, dining kitchen and family room enjoys a great deal of natural light, which cascades through the dual aspect windows with anthracite aluminium bi folding doors to both the front and rear elevations, there is high quality, high Amtico flooring, two ceiling light points and two anthracite cast iron column radiators. The focal point of the living area is the inset fireplace with a Clearview heater, multi fuel burning stove which is set upon a raised stone hearth and with timber lintel above. The living area then seamlessly leads into the dining area where the anthracite BI folding doors lead out to the Juliet balcony. The doors have integrated blinds and provide a great deal of natural light.





KITCHEN AREA

Measurements – 8'5" x 7'5"

The kitchen features a wide range of high quality fitted wall and base units with high gloss handless cupboard fronts and with complementary quartz work surfaces over which incorporate a 1 1/2 bowl inset composite sink unit with chrome mixer tap and bevelled drainer. The kitchen is well equipped with built in Neff appliances, including a five-ring induction hob with matching quartz splashback and integrated cooker hood over, a built-in slide and hide fan assisted oven, integrated shoulder level microwave combination oven, an integrated slim line dishwasher and a under counter integrated fridge unit. The kitchen benefits from under unit LED lighting, LED plinth lighting, a matching quartz upstand to the work surface and slide and hide bin storage.



SECOND FLOOR

Taking the staircase from the first-floor landing, you reach these second floor landing which has a double-glazed window to the rear elevation, again taking full advantage of pleasant views across the properties landscape gardens and with views across neighbouring fields. There is a oak banister with spindle balustrade over the stairwell head and solid oak doors provide access to the bedroom and bathroom accommodation and enclose a useful airing cupboard over the bulkhead for the stairs. There are three ceiling light points and a loft hatch provides access to a useful attic space.

BEDROOM ONE

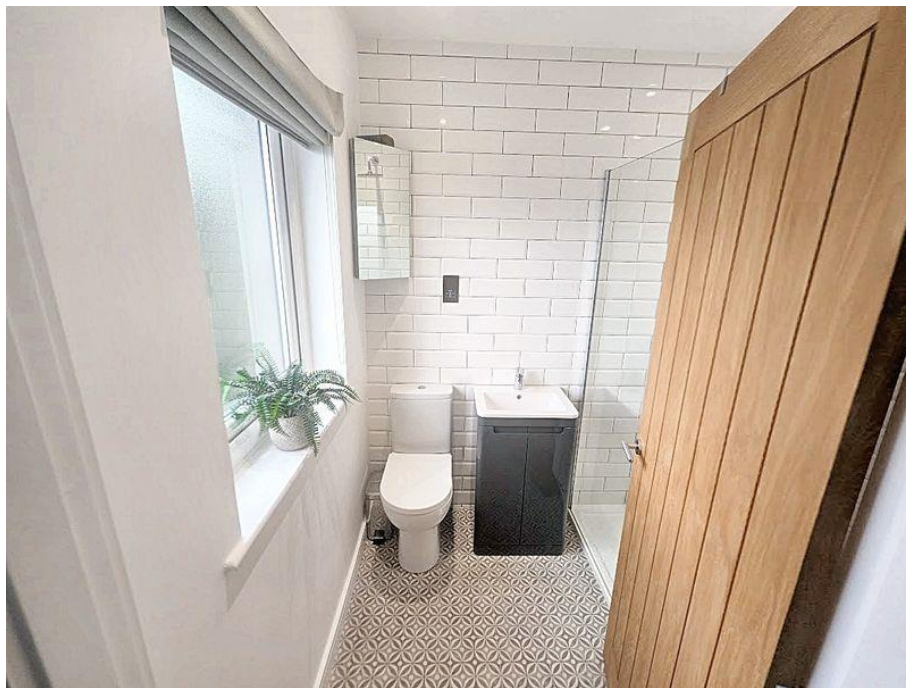
Measurements – 12'10" x 10'2"

Bedroom one is a light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed mullioned windows to the front elevation taking full advantage of fabulous open aspect views over rooftops across the valley. The room features two ceiling light points, two reading light points, a cast iron column radiator and benefits from wall to wall fitted wardrobes which have sliding doors and which has hanging rails and shelving in situ, and oak door proceeds to the en-suite shower room.



EN SUITE SHOWER ROOM

The en-suite shower room features a modern contemporary three-piece suite which comprises of a fixed frame walk in shower with thermostatic rainfall, shower head and separate handheld attachment, a low-level WC with push button flush and a broad wash hand basin with vanity cupboard beneath and Hansgrohe mixer tap over. There is high gloss brick effect tiling to the walls, tile effect vinyl flooring, a double-glazed window with obscured glass to the front elevation and inset spotlighting to the ceilings, additionally there is an extractor fan and a Ticino anthracite ladder style radiator.



BEDROOM TWO

Measurements – 12'6" x 9'8"

Bedroom two again is a light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed mullioned windows to the rear elevation with pleasant views across neighbouring fields. There is a central ceiling light point and a cast iron column radiator.



BEDROOM THREE

Measurements – 9'0" x 7'2"

Bedroom three can accommodate a three-quarter bed with ample space for freestanding furniture. It's currently utilised as a home office com studio. It features a double-glazed window to the rear elevation, taking full advantage fabulous views across the properties, well stocked gardens and of neighbouring fields beyond. There is a ceiling



HOUSE BATHROOM

Measurements – 6'2" x 6'2"

The house bathroom features a modern, contemporary three-piece suite which comprises of a panel bath with thermostatic shower over and glazed shower guard, a broad wash hand basin with vanity drawers beneath and chrome monoblock, mixer tap and a low-level WC with push button flush. There is high gloss brick effect tiling to the walls and splash areas, inset spotlight into the ceilings which incorporates a ceiling vent, a chrome ladder style radiator and a double-glazed window with obscure glass to the front elevation.



REAR EXTERNAL

Externally to the front, the property features a useful sheltered car port which has two LED's ceiling batons as well as a wall light point. There is useful fitted shelving for additional storage and a door to the rear of the car port proceeds to the workshop/gym. There is a gate to the side of the property which leads to steps leading to the rear garden and there is an external up and down light following the pathway down the side of the property, you reach the rear garden which as the photographer suggests, is beautifully well stocked and landscaped with an Indian stone flagged patio ideal for alfresco dining, barbecuing and entertainment. There are external double plug sockets and an external LED security light.

Steps then lead to the main portion of the garden, which features well stocked flower and shrub beds with a barked chipping pathway that meanders through the well-stocked flowers. The gardens then extend to a shrub and tree line and neighbouring open fields and countryside. Please note that the subject property benefits from additional space to the side of the property which it has up kept and maintained and is a fabulous addition to the gardens with a gravelled seating area which enjoys the afternoon and evening sun. Here again, there are well stocked flower, tree and shrub beds and a gravelled pathway leads up along the tree line to a wildflower area at the top of the garden. From here there are pleasant views onto the neighbouring paddocks and it is an idyllic escape with shelter and privacy.





SIDE GARDEN

There is there is a LED security light to the side of the property and. Just a quick side note again with regards to the side external, there is a hard standing for a garden shed. Please note that the this area isn't on the deeds of the property but has been up kept and maintained.

WORKSHOP/GYM

This useful area is accessed via pedestrian access door to the rear of the car port and has lighting and power in situ, fitted shelving for additional storage and also houses the plumbing and provisions for automatic washing machine. There is a fitted work surface with a stainless-steel sink unit with cold and hot water feed and it also houses the property combination boiler.

ADDITIONAL INFORMATION

EPC rating – TBC

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – D

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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