Wm Sykes & SON EST. 1866

Offers in the region of

£300,000

20 Upper Sunny Bank Mews, Meltham

A highly recommended three-bedroom modern mews property on the much-admired Upper Sunny Bank Mews, offered for sale with no upper chain and priced to sell. With three bedrooms in total, two being doubles, the property boasts spacious living accommodation with a living space measuring twenty-three feet long and embracing views to the front and rear, and under-croft parking and store room beneath. The accommodation briefly comprises: entrance hallway, first floor landing, WC, kitchen area, living room, second floor landing with three bedrooms, en-suite and house bathroom. The property benefits from gas fired central heating and triple glazing. Internal inspection is the only way to fully appreciate this appealing home.

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38 Huddersfield Road,
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Slaithwaite
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Accommodation

GROUND FLOOR

Entrance Hallway
Access is gained via a double-glazed door into the hallway/vestibule area where there is a central heating radiator, small loft access point, triple-glazed window to the side and built in storage cupboard which houses the property's electricity fuse board. Here stairs rise to the first floor.

FIRST FLOOR

Landing
The landing area has a triple-glazed window allowing views over the property's rear garden, central heating radiator and stairs rise to the second floor. Here doors lead off.

WC **6' 7" x 3' 2"**
Comprising of a two-piece suite in white including a low-level flush WC and pedestal hand wash basin with tiled splashback. The room has an extractor fan and a central heating radiator.

Open Plan Living Space **23' x 17' max**

The room enjoys a high degree of natural light with large folding glazed doors to the rear as well as French door doors to a Juliet style balcony to the front. The front offers views over neighbouring rooftops and Meltham and fields beyond. To the rear the view is over the property's rear garden which slopes up with farmland beyond. The room as a whole has two central heating radiators and timber effect style flooring.

Kitchen Area **8' 6" x 7' 5"**

Comprising of units to the high and low level with an integrated dishwasher, fridge freezer, electric oven and gas hob with filtration hood over. The kitchen has a one and a half bowl stainless steel sink unit with mixer tap over and a triple-glazed window.

SECOND FLOOR

Landing

The landing area has a triple-glazed window offering views similar to that of the landing below. There is a built-in storage cupboard which houses the property's gas fired central heating boiler and there is a loft access point.

Bedroom 1 **14' 4" x 10' 2" max**

Located to the front of the property enjoying far reaching views over neighbouring rooftops, central heating radiator and a built-in storage cupboard.

En-suite **6' 6" x 5' 6"**

The en-suite comprises of a three-piece suite in white, including a low-level flush WC, vanity hand wash basin and a curved fronted shower cubicle. The en-suite is tiled to ceiling height, has a central heating radiator, inset spotlights to the ceiling, extractor fan and obscure triple-glazed window.

Bedroom 2 **12' 10" x 9' 6"**

This double bedroom is located to the rear of the property enjoying views of the property's rear garden and fields beyond and has a central heating radiator.

Bedroom 3 **8' 11" x 7' 7"**

Located to the rear with views similar to that of bedroom two. There is a triple-glazed window and a central heating radiator.

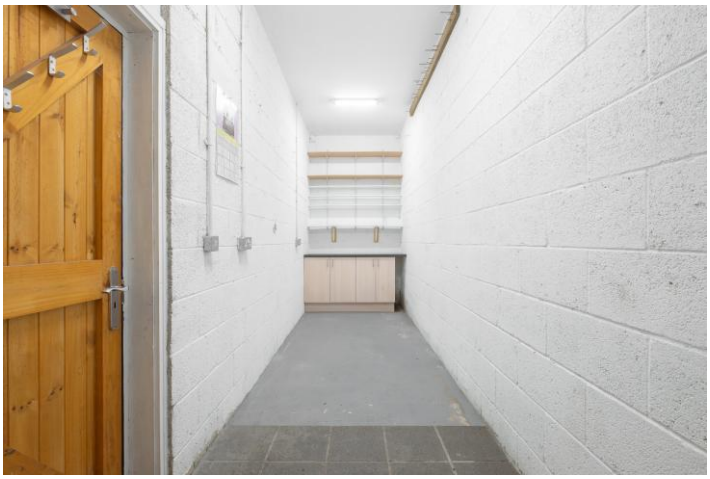
Bathroom **6'6" x 6'6"**

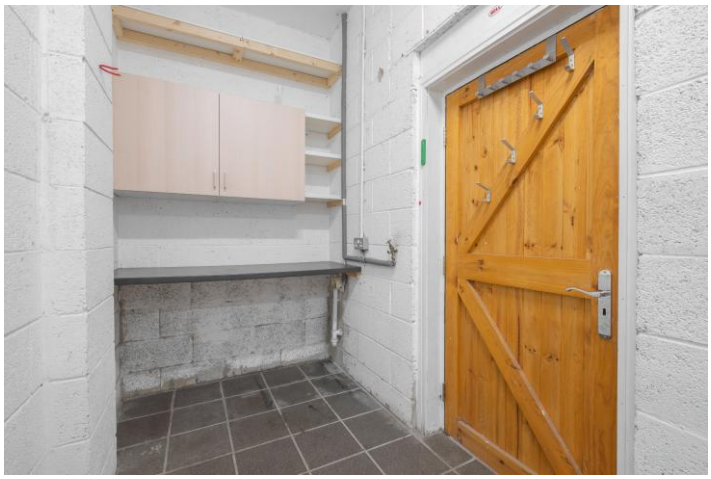
Comprising of a three-piece suite in white including a low-level flush WC, pedestal hand wash basin with tiled splashback and bath with shower attachment over. The room has an obscure triple-glazed window and central heating radiator.

OUTSIDE

Front

There is a large under-croft carport area which sits beneath the property and gives adequate space for the parking of two cars. There is outside lighting here as well as power supply and glazed storage for the wheelie bins.





Storage Area

To the rear of the carport is a good size storage area which has units to the high and low level. There is power and lighting, tap facility and is suitable for the plumbing of an automatic washing machine.

Rear

To the rear of the property there is a large, paved area where there is external lighting and power supply.

Additional Information

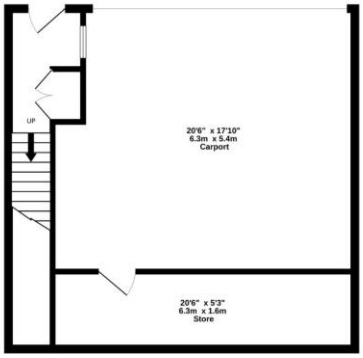
The property is Freehold; Energy rating 71 (Band C); Council tax band D.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors with a range of suppliers.

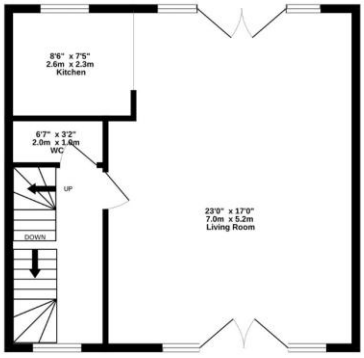
Viewing
By appointment with Wm. Sykes & Son.

Directions
Leaving Meltham centre proceed up Slaithwaite Road and take the left onto Red Lane. As the houses finish to the right turn left down Sunny Bank Road and then right onto Upper Sunny Bank Mews. No. 20 is on the right near the end.

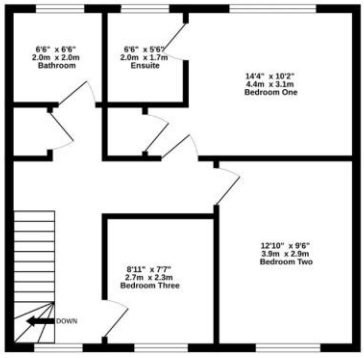
GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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