



A MUCH IMPROVED, MODERNISED AND EXTENDED FOUR BEDROOM SEMI DETACHED OCCUPYING GENEROUS PLOT WITH PARKING AND GARDENS LOCATED IN SOUGHT AFTER MELTHAM VILLAGE AFFORDING IDEAL ACCOMMODATION FOR THE FAMILY BUYER.

FREEHOLD / COUNCIL TAX BAND: B / EPC RATING: D

ENTRANCE HALLWAY

You enter the property through an attractive composite style door having staircase to first floor and door to living room.

LIVING ROOM 18' x 12'6 max



A most spacious living room with plenty of space for freestanding furniture, feature fireplace with exposed stone hearth and surround, exposed beams to ceiling, useful understairs store, Upvc double glazed window to the front elevation and door leading to dining room.



DINING ROOM 15' x 7'9 ave



An impressive second reception room ideal as a formal dining room or additional living space including attractive wood effect flooring, recessed spotighting to the ceiling, window to the rear elevation, and steps with archway leading up to the kitchen.



KITCHEN 11'9 x 9'11 ave



A stunning and spacious kitchen being refitted to a high standard with a comprehensive range of contemporary shaker style wall, base and drawer units with contrasting wood effect work surfaces, brick tiled splashbacks, inset ceramic sink unit, space for gas range cooker with stainless steel extractor hood over, recessed spotlighting to ceiling, Upvc double glazed window to side elevation, rear door to garden and door to utility.



UTILITY ROOM 9'9 x 6'6 ave



An extremely useful addition to the accommodation having feature exposed stonework, plumbing for washing machine, wall mounted gas combination boiler, storage cupboards with space for American style fridge/freezer, side window and internal door to garage store.

STORE (FORMER GARAGE) 9'9 x 10'6

Forming the larger part of the previous garage this is a very useful storage and utility space having front remotely operated roller door and side external access door.

FIRST FLOOR LANDING



Being neutrally decorated with doors leading to all bedrooms and bathroom.

BEDROOM ONE 14'6 x 13' max



A particularly good sized principal double bedroom positioned to the front of the property being neutrally decorated with decorative inset fireplace alcove, recessed spotlights to the ceiling, double glazed windows to both the front and side elevations and having the benefit of a good sized walk-in-wardrobe providing storage and hanging space.



BEDROOM TWO 11'3 x 13'3 max



A second generous double bedroom positioned to the rear with views of the gardens having plenty of space for free standing furniture and recessed spot lighting to the ceiling.

BEDROOM THREE 9'9 x 11'3 max



A good sized third bedroom positioned to the front of the property having windows to the front and side elevations allowing plenty of natural daylight and being neutrally decorated.

BEDROOM FOUR 10' x 6'6 max



A well proportioned fourth bedroom situated to the rear of the property, currently utilised as a dressing room but equally ideal as a single bedroom or home office having Upvc double glazed window and door to landing.

FAMILY BATHROOM 8'3 x 10'3 max



Being positioned to the rear of the property and superbly fitted to a particularly high standard with a contemporary four piece white suite with part tiled surround and feature exposed beamwork to the ceiling and wood effect flooring underfoot comprising of a freestanding rolltop bath, low flush w.c, wall hung hand wash basin with contrasting vanity unit beneath, fitted corner shower cubicle housing feature rainfall shower, fitted chrome towel rail radiator, recessed spotighting to ceiling and window to rear.



EXTERNAL, FRONT & DRIVEWAY



The property stands in a very generous plot with a neat fore garden to the front featuring artificial lawn with low stone boundary wall. To the side a tarmac driveway provides off street parking for several vehicles with further timber swing gate giving vehicle and pedestrian access to the side where a large concreted area provides potential level storage or gated parking.

REAR GARDEN



Accessed via both the rear kitchen or side garage doors a planted banking with central steps leads up to a very good sized level garden, ideal for family living or outside entertaining having both gravelled areas and central artificial lawn with fenced boundary for safety. Whilst the lower banking outside the kitchen does require completion, it offers the potential to landscape to a buyer's own requirements.



***MATERIAL INFORMATION**

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees / Band B

PROPERTY CONSTRUCTION:

Standard brick and block

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

PARKING:

Driveway

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have been structural alterations to the property and the relevant building regulation paperwork is available.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

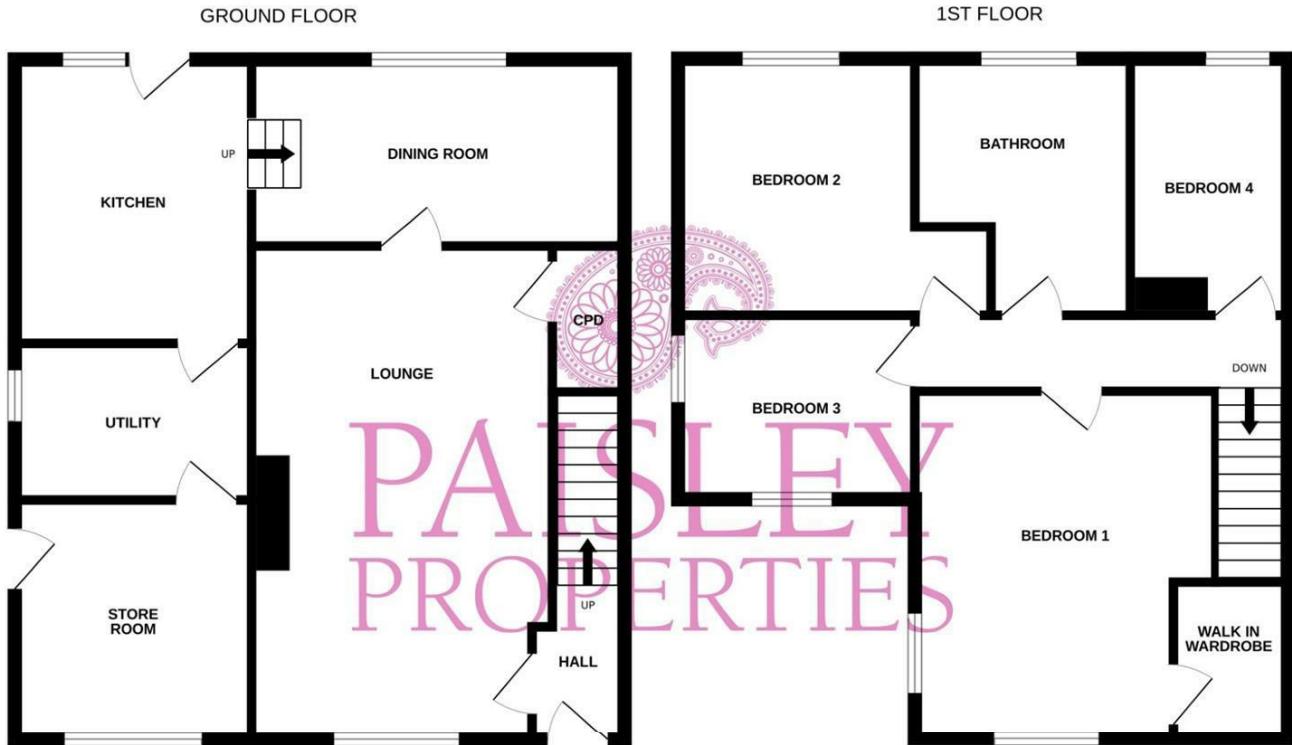
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	77	60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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