17A Station Street, Meltham HD9 5NX

ASKING PRICE
£139,950

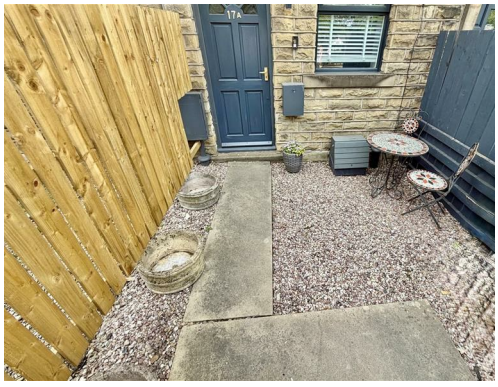














A SUPERBLY PRESENTED AND STYLISH MID TERRACED PROPERTY OCCUPYING A PRIME CENTRAL VILLAGE LOCATION AND AFFORDING IDEAL FIRST HOME OR RENTAL INVESTMENT, NO VENDOR CHAIN.

LEASEHOLD: 999 YRS FROM 1868 / COUNCIL TAX BAND: A / EPC: C

PAISLEY PROPERTIES

ENTRANCE




You enter the property through an attractive timber door into this welcoming open hallway with space for hanging, open staircase with spindled banister leading to first floor and being open plan to living area.

LIVING KITCHEN 17'6 x 11'6 maximum




A spacious open plan room incorporating both kitchen and living areas, the living area affording generous space for freestanding furniture, double glazed window to the front elevation and being open to kitchen area having fitted wood effect flooring underfoot and fitted with a range of modern shaker style wall, base and drawer units with contrasting wood effect work surfaces, inset single drainer sink unit, integrated electric oven, four plate hob with extractor hood over, plumbing for washing machine, breakfast bar space for informal dining and trap door to the floor with steps leading down to a good sized cellar offering further potential.









CELLAR 17'6 x 11'3 maximum
Accessed via a trap door to the kitchen area with steps down to a generous basement area with lighting affording useful storage or further potential.

FIRST FLOOR LANDING





A turned staircase leads to a bright and spacious first floor landing space with spindled balustrade, loft access hatch to ceiling and doors to bedroom and bathroom.



BEDROOM 14'4 x 8'7 apx




Positioned to the front this is a particularly good sized double bedroom offering a good amount of space for freestanding furniture, exposed decorative beams to ceiling and two double glazed windows to the front elevation.




BATHROOM 8'3 x 4'7 apx





Positioned to the rear and being recently upgraded to include a contemporary three piece white suite with contrasting black fittings, marble effect tiled surround comprising low level w.c, fiteed hand wash basin, panelled bath unit with shower over and fitted screen, vertical towel rail radiator and wall mounted gas combination boiler housed in cupboard.





OUTSIDE





To the frontage the property enjoys an enclosed, neat and easily maintained gravelled and paved garden with space for potted plants and outdoor seating, fenced boundaries and front gate giving secure access. There is on street parking available immediately outside the property.



***MATERIAL INFORMATION**
TENURE:
Leasehold

LEASE INFORMATION:

We are advised that the property is subject to a 999 year lease from 1868 having 841 years remaining. Ground Rent: TBC

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band A

PROPERTY CONSTRUCTION:
Standard stone

PARKING:
On street parking

DISPUTES:
There have not been any neighbour disputes

RIGHTS OF WAY:
We are advised that there are no rights of way.

BUILDING SAFETY:
There have not been any recent structural alterations to the property. Buyers advised to enquire regarding historic works or alterations.

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 sewerage
Electricity - Mains
Heating Source - Mains Gas
Broadband - TBC

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

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

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. *

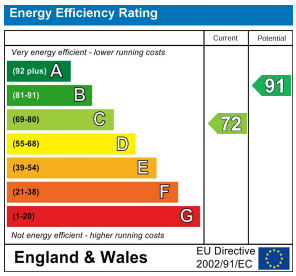
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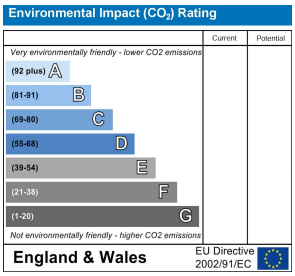
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided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



PAISLEY PROPERTIES

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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