4 Green Lane,
Meltham HD9 4NB

OFFERS OVER
£250,000















A MOST ATTRACTIVE DORMER STYLE SEMI DETACHED BUNGALOW IN PLEASANT CORNER PLOT WITH GARAGE AFFORDING EXCELLENT FURTHER POTENTIAL AND FLEXIBLE ACCOMMODATION CLOSE TO POPULAR VILLAGE CENTRE.

FREEHOLD / COUNCIL TAX BAND: C / EPC: AWAITING

PAISLEY
PROPERTIES

HALLWAY




You enter the property through an attractive timber front door with feature stained glass with upper leaded upper into this welcoming L-shaped hallway which has doors leading to all ground floor rooms and staircase to first floor.

LIVING ROOM 11'4 x 13'1 max' into bay




Positioned to the front of the property this is a delightfully cosy yet spacious room having feature electric coal effect fire set within modern surround, Georgian style walk-in bay window to the front elevation and generous space for freestanding furniture.





KITCHEN 10'2 x 11'10 apx





Positioned to the rear this is a generous kitchen being fitted with a comprehensive range of shaker style wall, base and drawer units with granite worktops with tiled splashbacks, inset single drainer sink unit, space for slot in cooker with feature exposed brick chimney breast, integrated dishwasher, plumbing for washing machine, useful walk-in pantry store, window overlooking rear garden and glazed side door to porch.





SIDE PORCH 4'0 x 4'0 apx




Giving access from the side of the property having quarry tiled flooring and Upvc double glazed windows and entrance door. Internal glazed door leads to kitchen.

BEDROOM ONE 8'8 x 12'4 maximum




Positioned to the front of the property this is a good sized double bedroom being neutrally decorated with double glazed bay window to the front, generous space for freestanding furniture and frosted internal door to hallway.




DINING ROOM/ BEDROOM TWO 12'2 x 6'7 apx





Positioned to the rear this is a versatile room currently presented as a second sitting room but equally useful as a dining room, study or occasional bedroom having glazed double doors to conservatory.



CONSERVATORY 7'7 x 7'0 apx





Positioned to the rear this is an excellent addition to the accommodation affording an ideal private sitting space having wall mounted vertical radiator, Upvc double glazed windows and door to garden.



FAMILY BATHROOM 4'10 x 7'6 apx





Positioned to the rear and furnished with a three piece cream suite with part tiled surround comprising a low level w.c, pedestal hand wash basin with shower over and fitted shower screen and double glazed frosted rear window.

STAIRS TO FIRST FLOOR



Stairs ascend form the hallway to the first floor attic space having a fitted hand rail and spindled galleried balustrade.

ATTIC SPACE 20'6 x 9'8 ext to 13'2 maximum




Spanning the full attic space this is a bright, spacious and versatile room affording a host of potential uses having fitted wardrobes, further eaves storage, generous space for freestanding furniture, walk in dormer window, further double glazed side window and door leading to en suite shower.







EN SUITE SHOWER 3'4 x 7;8




Positioned just off the attic space this is a useful addition being furnished with a three piece suite with part tiled surround comprising a low level w.c, pedestal hand basin, tiled shower cubicle and fitted single panel radiator.

FRONT & SIDE GARDEN




The property is accessed to the front via a timber pedestrian gate and includes a sizeable lawn with mature hedged screening and paved patio area which continues to the side of the property and leads to a useful external coal store, side entrance porch and access to rear driveway.




REAR GARDEN, PARKING & GARAGE




To the rear a gated driveway provides off street parking and leads to a detached sectional concrete garage with up and over door. To the rear is a further enclosed courtyard garden accessed both via a gate and directly from the conservatory having a paved patio and decked seating area.




***MATERIAL INFORMATION**
TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees, Band C

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway and garage

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There are no known structural defects to the property.

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 o

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. *

AGENTS NOTE

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.

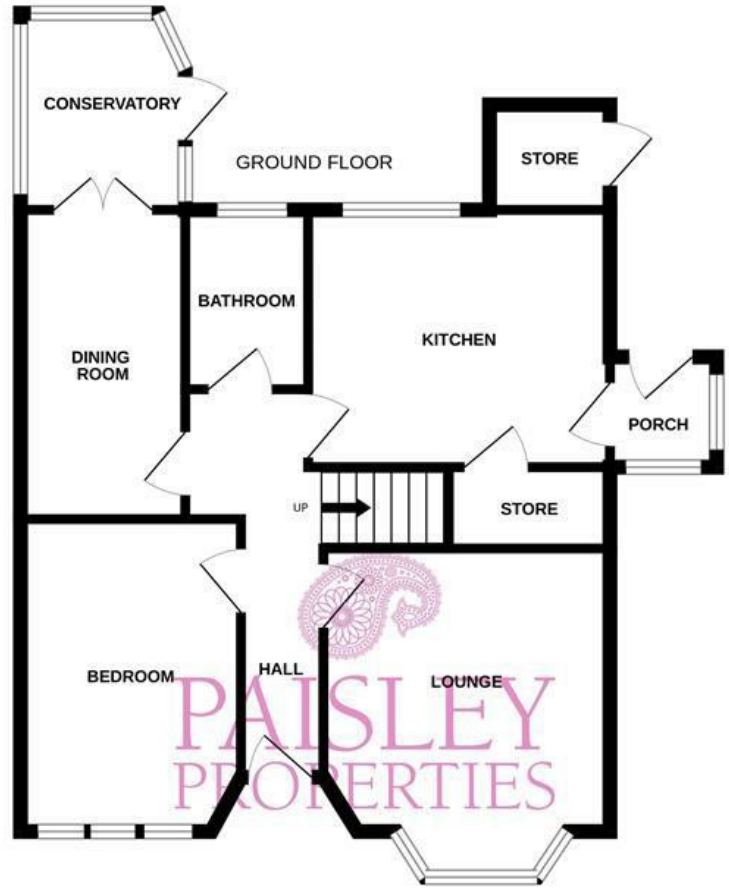
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

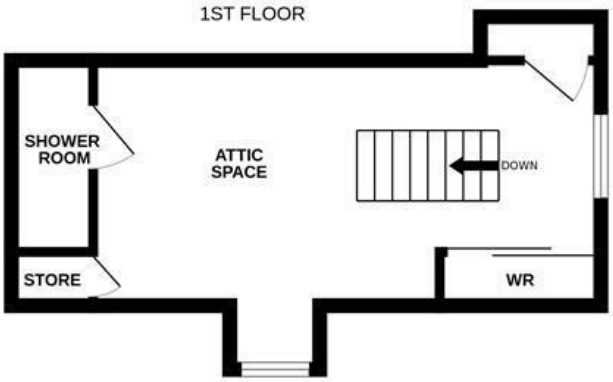
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

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

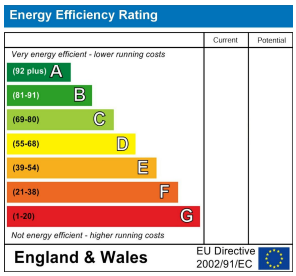
PAISLEY PROPERTIES

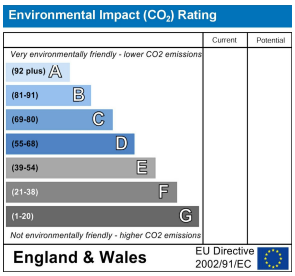
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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





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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