



THIS WELL PRESENTED AND MODERNISED BAY FRONTED SEMI DETACHED OFFERS SPACIOUS THREE BEDROOM FAMILY ACCOMODATION WITH GENEROUS LANDSCAPED GARDENS AND DRIVEWAY PARKING SET TO THE FRINGES OF POPULAR MELTHAM VILLAGE AND NEARBY COUNTRYSIDE.

FREEHOLD/ COUNCIL TAX BAND C / EPC: C

PAISLEY
PROPERTIES

HALLWAY



You enter the property through an attractive composite style entrance door into this welcoming hallway being neutrally decorated with laminate wood flooring underfoot, a useful understairs store, space for hanging cloaks and staircase to first floor.

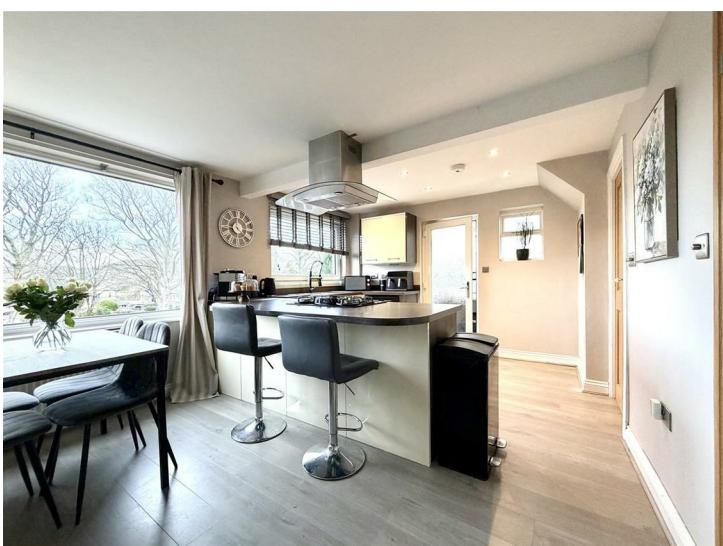
LIVING ROOM 11'6 x 11'4 (16'5 into bay)



A spacious yet cosy living room positioned to the front of the property having a feature alcove fireplace with stone hearth (currently housing a stove effect electric fire), walk in bay window, ample space for freestanding furniture and glazed timber double doors leading through to the dining kitchen.



DINING KITCHEN 11'7 x 17'10 max



A stunning open plan dining kitchen situated to the rear of the property with elevated views over the rear garden and beyond being fitted to a high standard with a stylish range of contemporary high gloss wall, base and cupboard units with contrasting wood veneer work surfaces and useful breakfast bar, with inset one and a half bowl sink unit, integrated electric oven, gas hob and stainless steel extractor hood over, plumbing for a dishwasher and fitted laminate flooring underfoot. There is generous space for a dining table and other freestanding furniture or seating, affording an ideal entertaining space with further glazed double doors leading through to the living room and Upvc double glazed side door to Utility Porch.



UTILITY PORCH



A useful addition to the accommodation positioned to the side and accessed from both the kitchen and externally, including fitted laminate flooring, useful storage, plumbing for washing machine with working space above, shoe storage space and Upvc windows and side entrance door giving access to both front and rear.

FIRST FLOOR LANDING



Stairs ascend to the first floor landing which is neutrally decorated with double glazed window to the side elevation, loft hatch to the ceiling and doors giving access to all bedrooms and family bathroom.

BEDROOM ONE 11'9 x 11'7 max



Positioned to the front of the property this is a generous double bedroom with space for freestanding furniture, wardrobe recesses to chimney breast and Upvc double glazed window with views to the front elevation.

BEDROOM TWO 11' x 11'10



A second well proportioned double bedroom located to the rear of the property with ample space for a double or two single beds having useful storage/airing cupboard and Upvc double glazed windows with pleasant elevated views over the rear garden and towards the distant hills.

BEDROOM THREE 6'8 x 6'10



Positioned again to the rear of the property taking full advantage of those elevated views, currently utilised as a an ideal single bedroom or alternatively a generous home office/study, if required.

FAMILY BATHROOM 5'11 x 7'8



Located to the front of the property and being furnished with a modern three piece white suite with contrasting grey tiled surround comprising low flush w.c, hand wash basin with fitted vanity unit beneath, panelled bath unit with over-bath shower and fitted screen, recessed spotlighting to the ceiling, fitted period style towel rail radiator and obscured double glazed window to the rear.

FRONT & DRIVEWAY

Set back from the roadside, this property enjoys a generous driveway with wider than average parking apron affording private off street parking with further attractive stone chipped area providing additional parking with raised sleeper borders and dwarf stone wall to the front. Gated access to the side leads past the side entrance porch to the rear garden.

REAR EXTERNAL AND GARDEN



Being of a particularly generous size and set over several levels this is an ideal outside space for family life or indeed summer entertaining, being fully enclosed to all sides. Commanding elevated views, this multi purpose garden includes a paved patio seating, lower level large lawn with raised borders and further lower level gravelled amenity area currently housing a timber shed with pedestrian gate to rear lane. We are advised that this lower area previously sited a single garage which could be reinstated, if required, subject to necessary consents.



MATERIAL INFORMATION

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees / Band C

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 previous structural alterations to the property and the relevant building regulation paperwork may be available on request.

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 - speeds tbc

ENVIRONMENT:

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

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.

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.

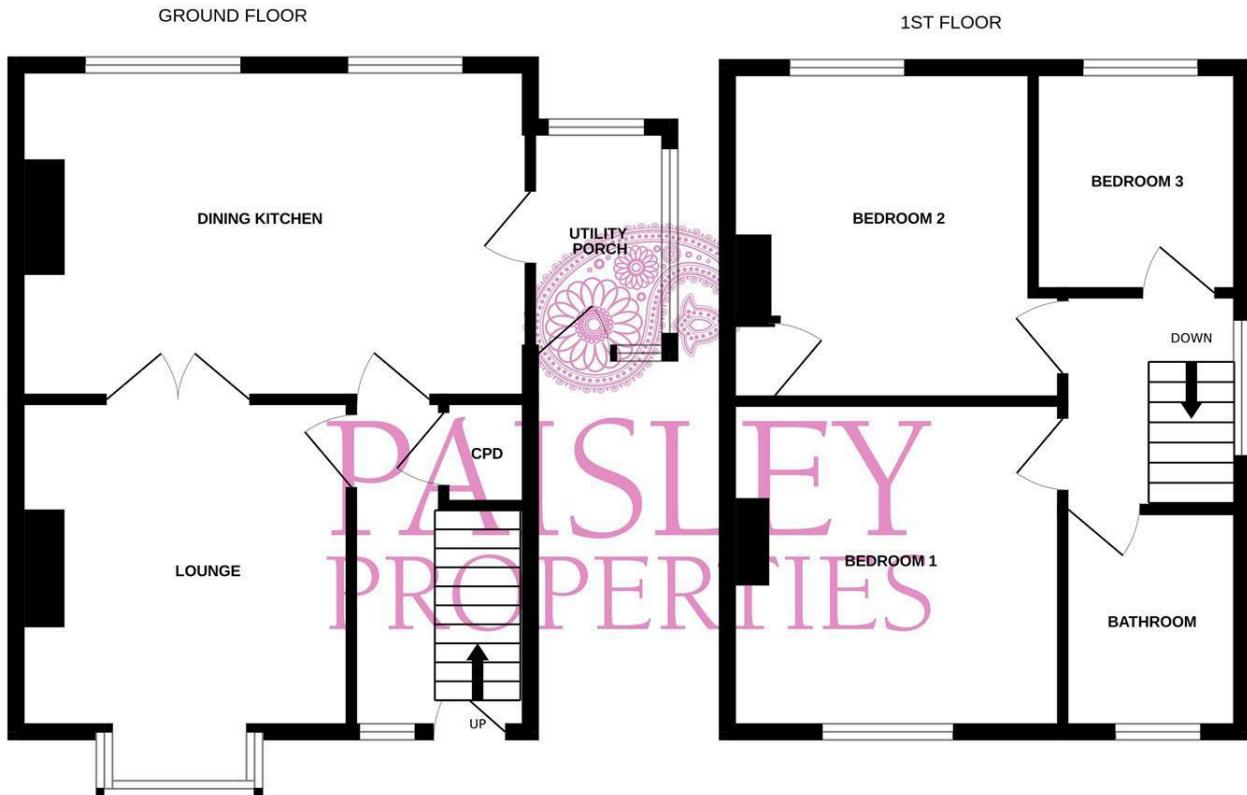
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

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.



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	77
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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