

42 Nab Crescent,
Meltham HD9 5LT

OFFERS IN THE REGION OF
£199,950



A SUPERBLY PRESENTED AND SPACIOUS THREE BEDROOM PLUS STUDY END TOWNHOUSE WITH GENEROUS GARDENS AND PARKING CLOSE TO POPULAR VILLAGE AND SCHOOLS.

FREEHOLD / COUNCIL TAX BAND: A / EPC: AWAITING

PAISLEY
PROPERTIES

SUMMARY

Occupying a generous corner plot close to schools and popular village is this superbly presented end townhouse. Having been much improved with stylish and contemporary fittings throughout the deceptively spacious three bedroom interior includes spacious hallway with fitted storage, study, living room with open arch to dining area, fitted kitchen and utility porch. To the first floor are three generous bedrooms and family bathroom with modern three piece suite.

Externally the property enjoys off street parking to the front and generous enclosed rear gardens.

HALLWAY



You enter the property through a Upvc double glazed door into this welcoming and spacious hallway which includes bespoke fitted understairs storage, staircase with timber banister and doors to study and living room.



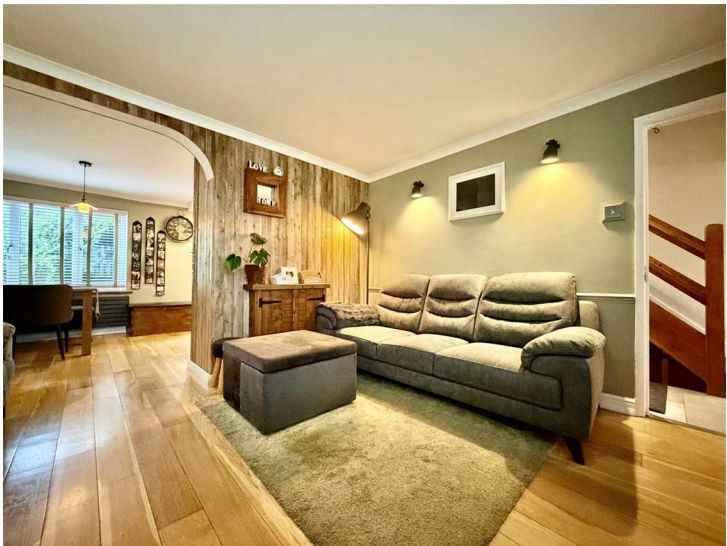
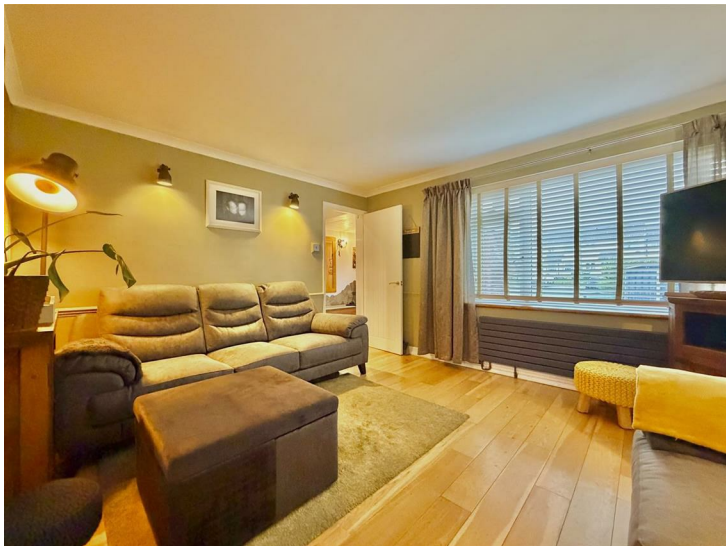
STUDY 5'7 x 5'9 apx



Positioned to the front this is excellent addition to the accommodation currently utilised as a an ideal home office but affording a host of potential uses and including fitted shelving and high level double glazed windows.



LIVING ROOM 13'2 x 11'3 apx



Positioned to the front and affording a most sumptuous living space having wood flooring underfoot with generous space for freestanding furniture, double glazed window to the front and open arch leading to the dining area.



DINING AREA 9'1 x 10'6 apx



Positioned to the rear just off the living area, having a continuation of the wood flooring underfoot with double glazed rear window and being open plan to the kitchen.



KITCHEN 10'7 x 9'7 apx



Being positioned to the rear and open plan from the dining area fitted with a range of modern cream wall, base and drawer units with contrasting wood effect work surfaces, inset ceramic sink unit, attractive ceramic tiled flooring underfoot, integrated electric oven, four ring gas hob with extractor hood over, space for fridge freezer and Upvc double glazed rear window.



UTILITY 5'11 x 4'8 apx



Positioned off the kitchen having fitted shelving, tiled surround, plumbing for washing machine and double glazed door to garden.

FIRST FLOOR LANDING



Stairs ascend to the first floor landing which includes a useful storage cupboard, loft hatch to ceiling and doors to all rooms.

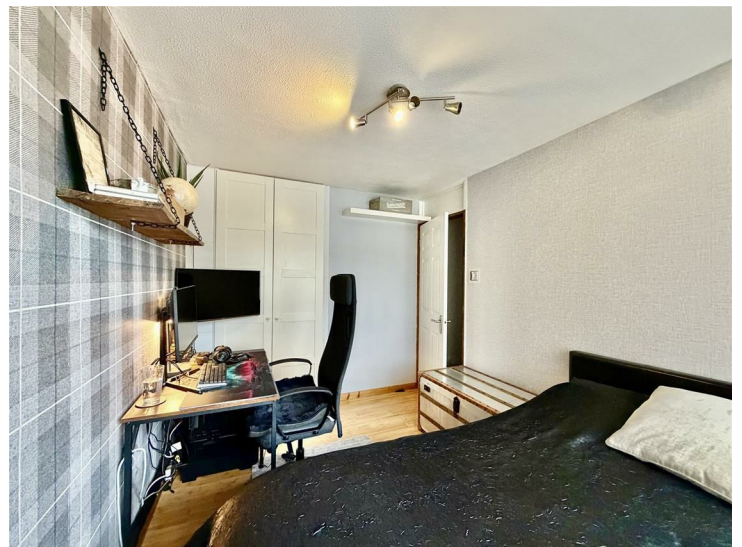
BEDROOM ONE 13'1 x 9'6 max



A good sized double bedroom positioned to the rear and including plenty of space for furniture, fitted desk/ dressing table and double glazed window to rear.



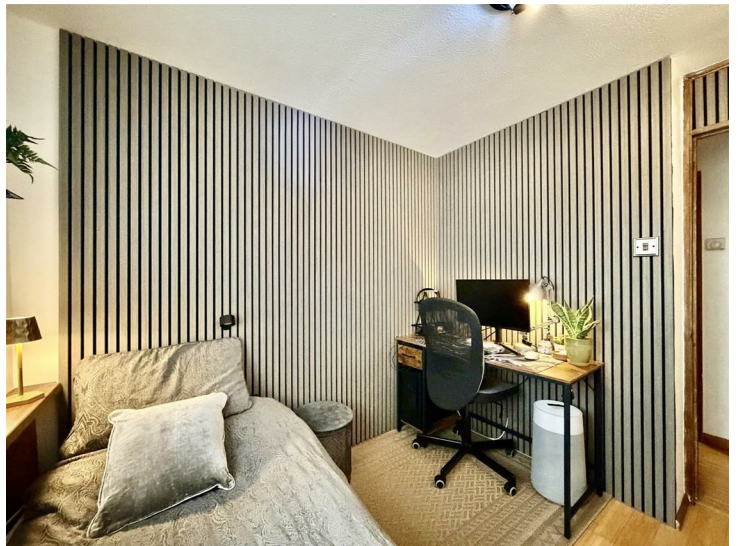
BEDROOM TWO 11'5 x 8'0 maximum



A second generous double bedroom again with plenty of space for double bed, fitted wardrobes and double glazed window to the front.



BEDROOM THREE 8'4 x 7'7 apx



A well proportioned single bedroom again with fitted storage, contemporary panelled walls and double glazed window to the front.

FAMILY BATHROOM 7'9 x 5'7 apx



Positioned to the rear and furnished with a three piece white suite with tiled surround comprising a low level w.c, wash basin with vanity unit beneath, panelled bath with shower over and fitted screen, fitted vertical ladder radiator, extractor fan and double glazed frosted rear window.



OUTSIDE FRONT AND PARKING



The property occupies a generous corner position having driveway parking to the front with neat lawn, useful storage shed, mature hedging and side pedestrian gate leading to rear garden.



REAR GARDEN



Being of a generous size and being fully enclosed including a large lawn with well stocked borders, patio seating area with decorative pergola and mature hedged boundary.





***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
TBC

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 / Solar panels
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.

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.

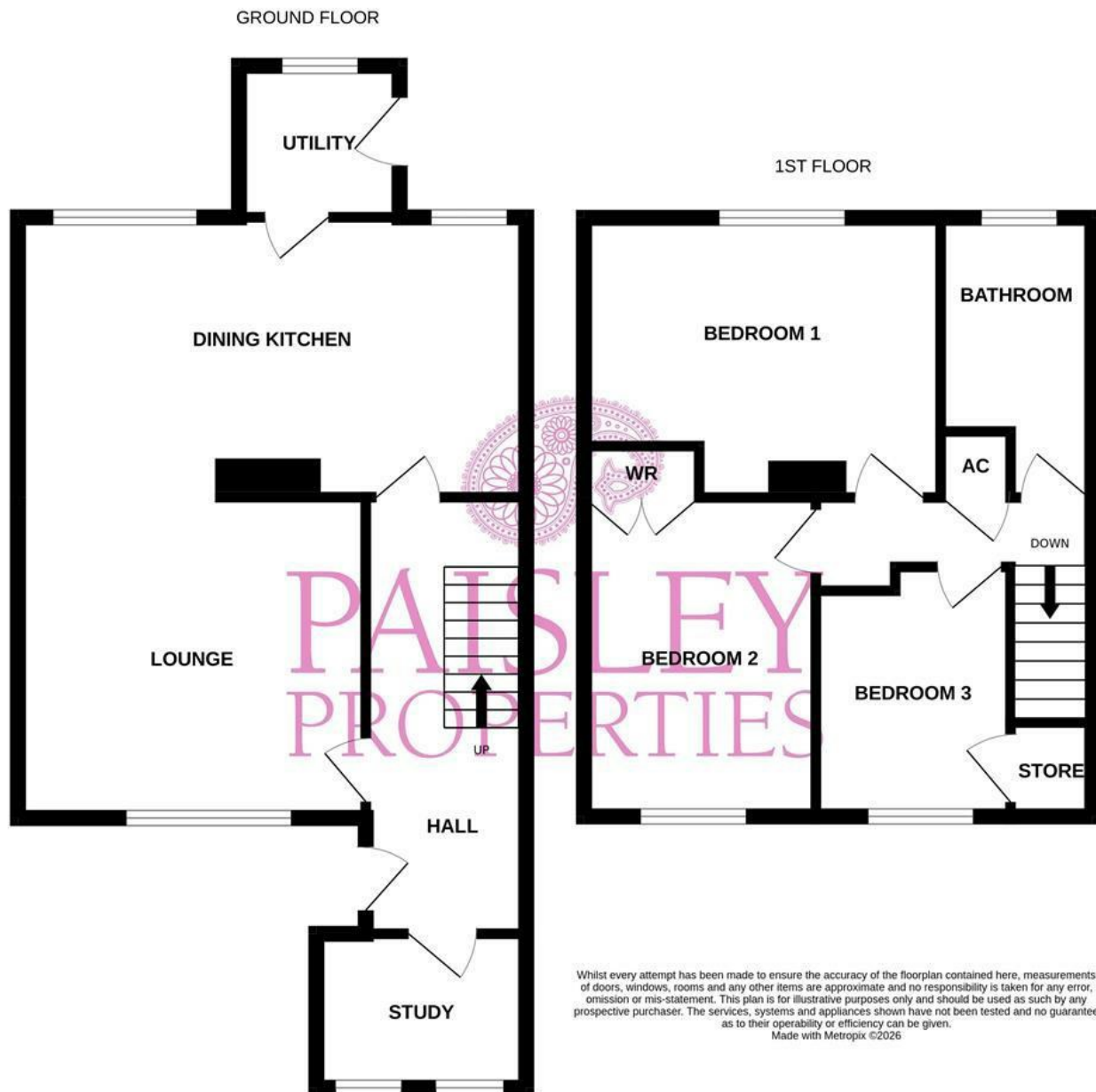
PAISLEY

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.



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		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	

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mappleton Office:
4 Blacker Road,
Mappleton,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY
PROPERTIES