3 Popley Drive, Meltham HD9 5LU

OFFERS OVER £300,000















AN EXTENDED FOUR BEDROOM SEMI DETACHED WITH DRIVEWAY PARKING AND GARDENS AFFORDING SPACIOUS FOUR BEDROOM ACCOMMODATION IN PLEASANT CUL-DE-SAC CLOSE TO POPULAR VILLAGE AMENITIES AND REGARDED SCHOOLS.

FREEHOLD / COUNCIL TAX BAND: C / EPC: D

PAISLEY PROPERTIES

HALLWAY





You enter the property through a Upvc double glazed leaded door with glazed side panels into this welcoming hallway with space for hanging coats having wood effect flooring underfoot, useful understairs storage, stairs to the first floor and doors to living room and kitchen.



LIVING ROOM 11'6 x 12'9 apx




Positioned to the front this is a bright and spacious room with generous space for freestanding furniture, feature electric fire set within granite hearth and wood mantel, Upvc double glazed window to the front and glazed double doors to dining room.




DINING ROOM 10'9 x 9'10 apx





Positioned to the rear with access from both the living room and kitchen this is a well proportioned second reception affording a host of uses and currently used as a formal dining room having attractive wood effect flooring underfoot and Upvc double glazed window overlooking the rear garden.

BREAKFAST KITCHEN 13'9 x 9'5 apx

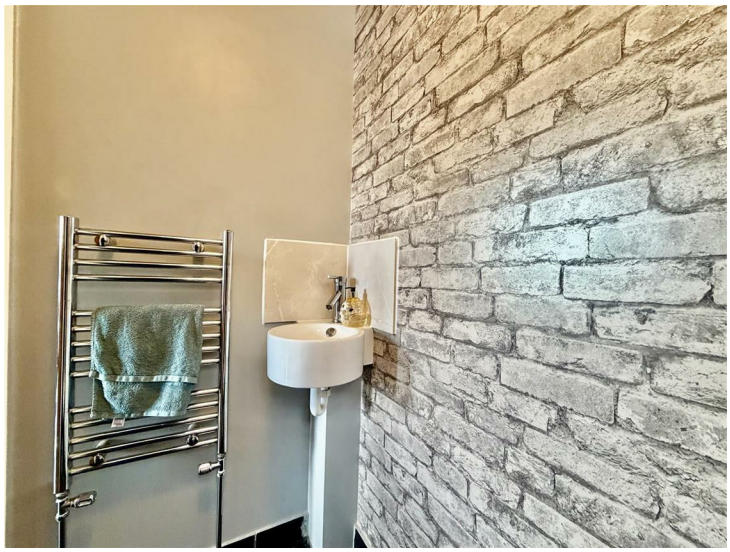




Positioned to the rear and being fitted with a comprehensive range of high gloss fitted units with contrasting granite effect worktops and mosaic tiled splashbacks, inset single drainer sink unit, space for slot in gas range cooker with extractor hood over, pantry store with plumbing for washing machine, double glazed window and rear door with stepped access to rear garden.




WC 5'3 x 3'2 apx

Positioned just off the kitchen and furnished with a two piece white suite including a low level w.c, wall mounted hand wash basin, fitted extractor fan and double glazed frosted.

FIRST FLOOR LANDING




Stairs ascend to the first floor landing which is neutrally decorated with spindled balustrade, ceiling loft hatch and doors to all first floor rooms.

BEDROOM ONE 10'11 x 12'10 apx



Positioned to the front this is a generous double bedroom with space for freestanding furniture and double glazed window to the front elevation.



BEDROOM TWO 10'11 x 9'10 apx

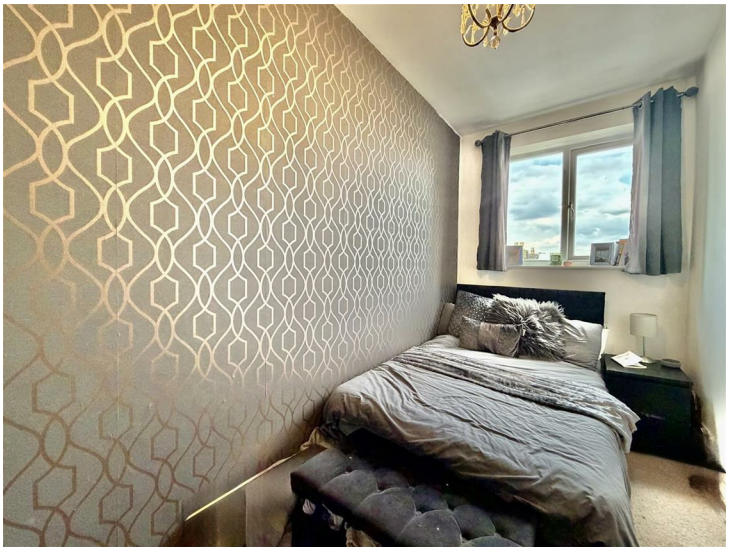


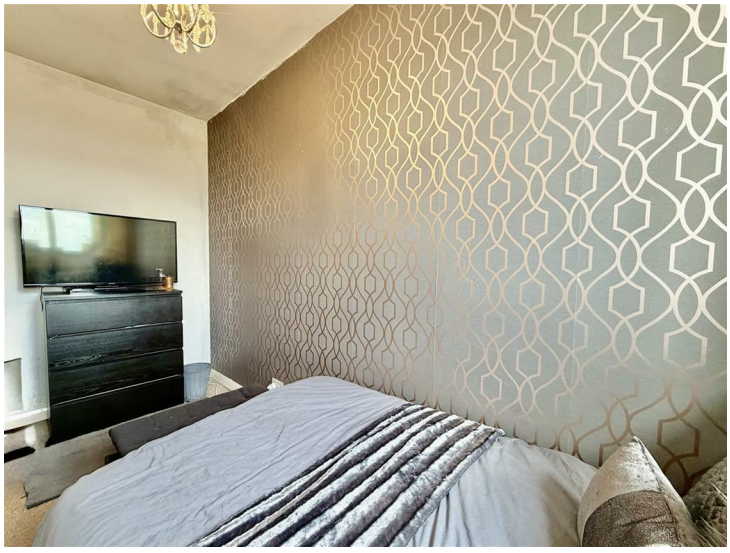


Positioned to the rear this is another generous double bedroom having Upvc double glazed window to the rear elevation affording far reaching rooftop views.



BEDROOM THREE 13'2 x 5'7 apx





Positioned to the side and being an extension to the original accommodation with space for double bed and Upvc double glazed window to the rear.

BEDROOM FOUR 6'10 x 10'3 maximum




A well proportioned fourth single bedroom positioned to the front of the property with space for freestanding furniture, further useful over-stairs wardrobe space and double glazed window to the front.

FAMILY BATHROOM 6'6 x 6'9 apx




Positioned to the rear and furnished with a three piece white suite with matching tiled surround and contrasting tiled flooring, comprising a low level w.c, wall hung wash hand basin, panelled bath unit with shower over and frosted rear window.



EXTERNAL FRONT AND PARKING





To the front the property enjoys private driveway parking and neat gardens which include a lawn with privet borders and side pedestrian access to a detached garage with up and over door (no vehicle access) providing generous storage.





REAR GARDEN





To the rear can be found a good sized enclosed garden including a paved patio with gated access offering security and further gated access to a generous lawn with flower borders and decked seating area ideal for al fresco dining, all maintaining a good degree of privacy.







VIEWS



The property enjoys pleasant rooftop views to the rear elevation towards Meltham church and the hills beyond.

***MATERIAL INFORMATION**
TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band C

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been historic structural alterations to the property having a two storey extension to the side.

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 supply
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.

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.

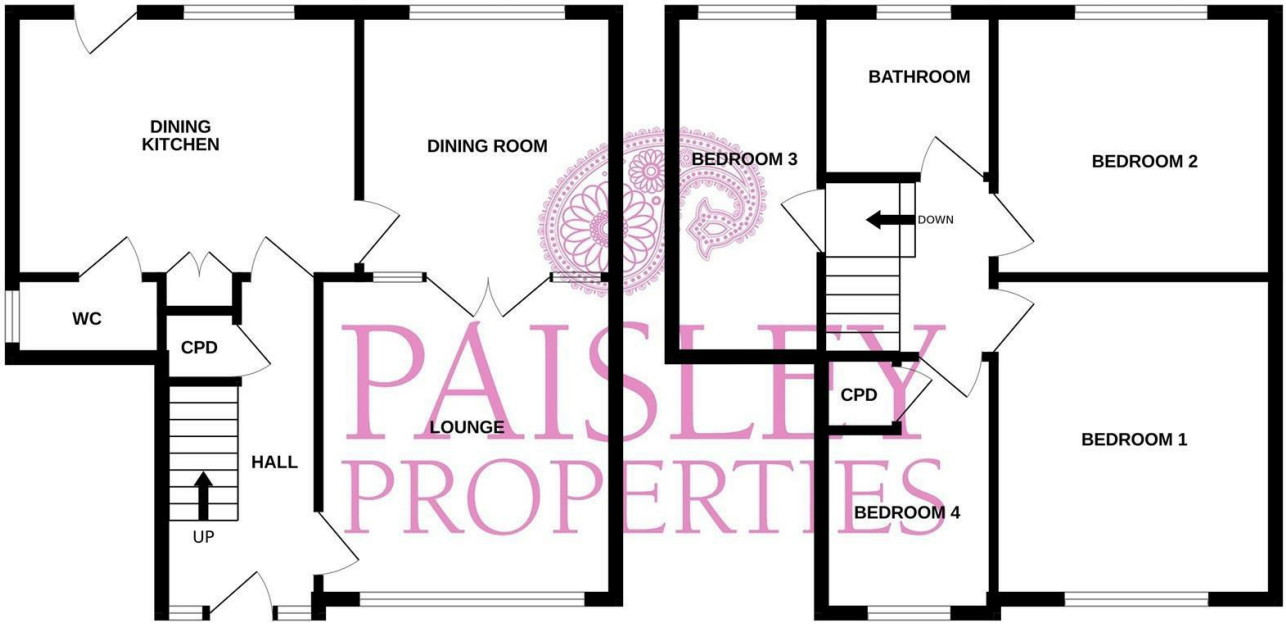
PAISLEY
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss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

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.

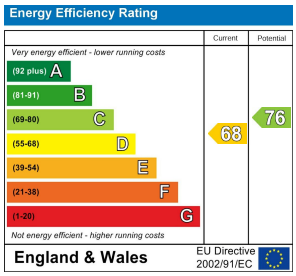
GROUND FLOOR

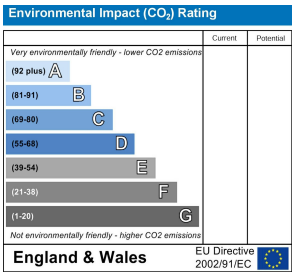
1ST FLOOR



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.
Made with Metropix ©2026





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

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

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