42 Moorland Rise, Meltham HD9 5NA

OFFERS IN THE REGION OF
£285,000















A SUPERBLY PRESENTED AND RECENTLY IMPROVED THREE BEDROOM DETACHED WITH PLEASANT GARDENS AND DRIVEWAY IN REGARDED CUL-DE-SAC CLOSE TO VILLAGE AMENITIES. NO CHAIN.

FREEHOLD / COUNCIL TAX BAND: C / EPC: C

PAISLEY
PROPERTIES

ENTRANCE
You enter the property through an attractive solid composite style door beneath an open outer storm porch into an open entrance having fitted wood effect flooring and leading directly into the kitchen.

KITCHEN 9'4 x 8'5 maximum




Being fitted to a high standard with comprehensive range of stylish and contemporary wall, base and drawer units with contrasting work surfaces and brick tiled splashbacks, inset single drainer sink unit , integrated electric oven, four plate ceramic hob with extractor hood over, space for fridge freezer, recessed spotlighting to the ceiling, double glazed window to the front and being semi open plan to dining room.




DINING ROOM 13'3 x 6'8 apx





Being conveniently positioned just off the kitchen this is a versatile room ideal as a formal dining room or indeed second sitting or play area having wood effect flooring flowing underfoot, double glazed window to the front and access to useful storeroom with plumbing for washing machine.



LIVING ROOM 16'3 x 11 plus bay





Positioned to the rear this is a bright and spacious living room with generous space for both living and dining furniture, if required including a modern fireplace housing a stove effect electric fire, open plan turned staircase to first floor, double glazed rear window and walk in bay with double glazed door giving access directly to the rear garden.

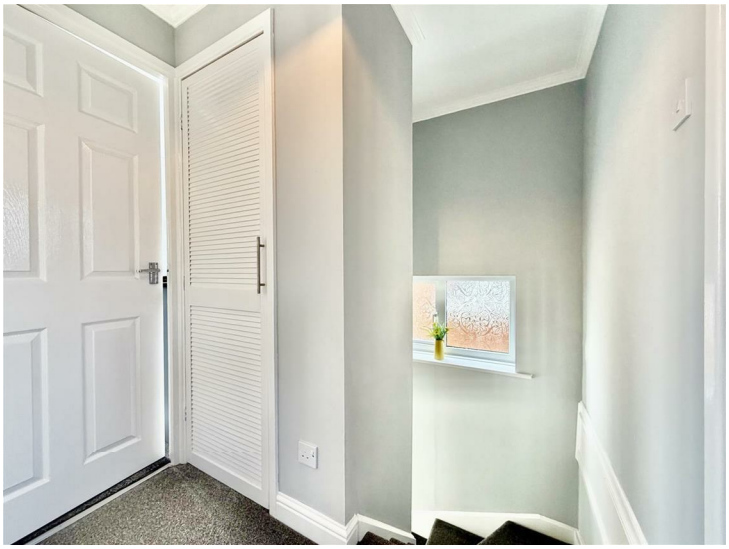








FIRST FLOOR LANDING





A turned staircase ascends from the living room to the first floor including a half landing with frosted side window, useful airing cupboard, loft access hatch to ceiling and doors to all bedrooms.

BEDROOM ONE 10'1 x 8'4 apx





Being positioned to the rear this is a good sized double bedroom with space for freestanding furniture and double glazed window overlooking the rear garden.



BEDROOM TWO 8'7 x 8'5 apx





A second double bedroom positioned to the front with space for freestanding bedroom furniture and double glazed window to the front.

BEDROOM THREE 7'9 x 6'9 apx




Positioned to the rear this is a well proportioned third single bedroom or indeed study having double glazed window to the rear elevation.

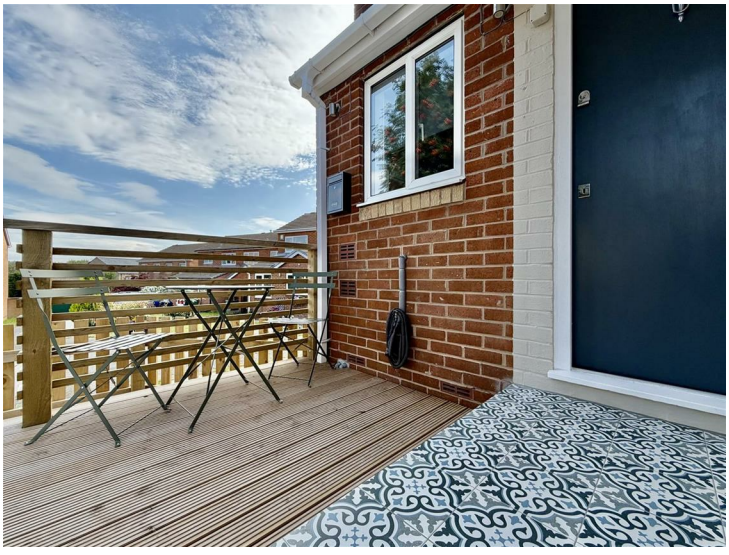
FAMILY BATHROOM 7'8 x 5'4 apx




Positioned to the front and furnished with a stylish and contemporary three piece white suite with full slate effect tiled surround and matching flooring comprising low level w.c, fitted hand wash basin with vanity unit beneath, panelled bath with shower over and fitted shower screen and frosted window to the front.



EXTERNAL PARKING AND GARDENS





The property occupies a generous corner plot having neat gravelled driveway with parking for several vehicles to the front, raised decked seating area and open entrance porch with attractive tiling, fenced boundary and gated side access. To the rear is a most pleasant enclosed garden being recently renovated for ease of maintenance and including a a generous artificial lawn, composite decked seating area and fenced boundaries with exterior lighting affording an ideal summer entertaining space.

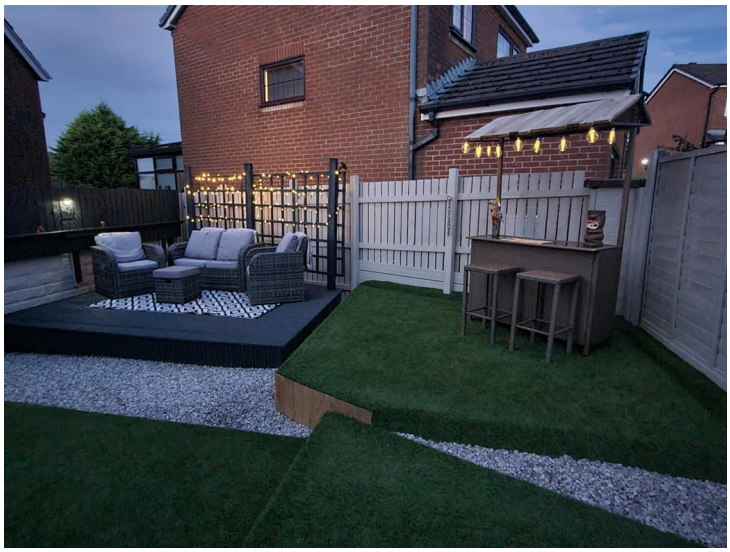
















***MATERIAL INFORMATION**
TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band C

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway 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

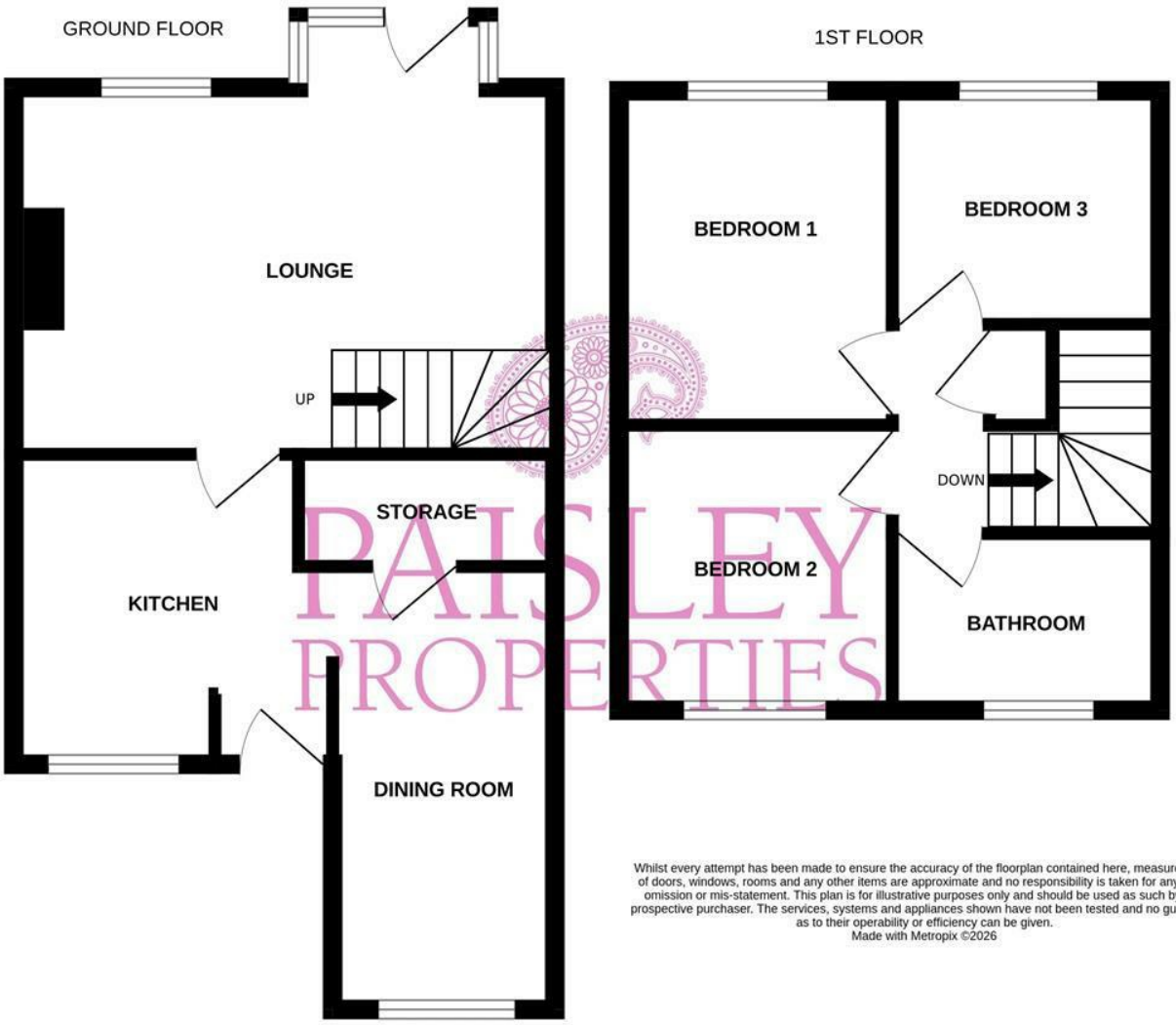
ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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.

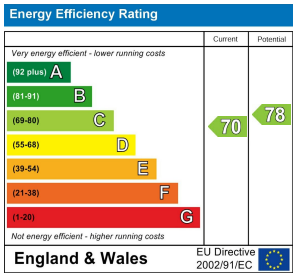
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

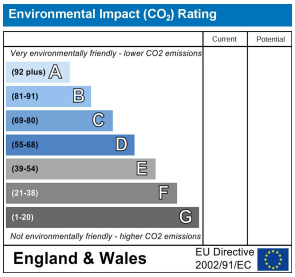
AGENTS NOTE
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information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