

51 Hanson Road,
Meltham HD9 5LR

OFFERS IN THE REGION OF
£465,000

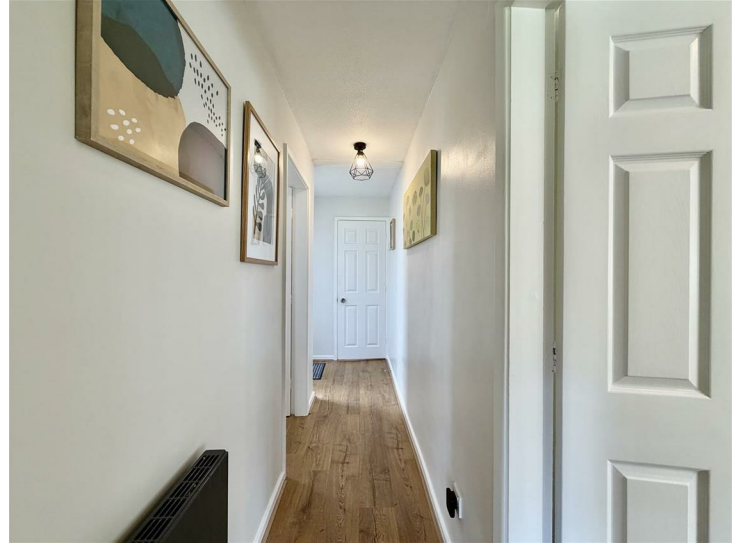
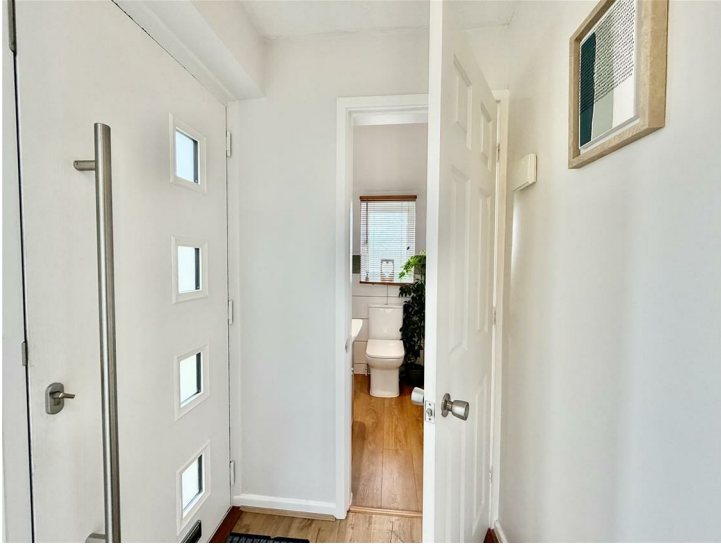


A SUPERBLY PRESENTED AND SPACIOUS FOUR BEDROOM DETACHED WITH GARDENS,
DRIVEWAY AND STUNNING OPEN VIEWS TO REAR ON THE FRINGES OF POPULAR
VILLAGE YET CLOSE TO AMENITIES. NO VENDOR CHAIN.

FREEHOLD / COUNCIL TAX BAND: D / EPC: AWAITING

PAISLEY
PROPERTIES

HALLWAY



You enter the property through an attractive and contemporary composite style security door with frosted glazing into this welcoming hallway having wood effect flooring underfoot and access to wc and ground floor rooms.

WC 5'6 x 3'9 apx



Positioned to the front of the property just off the hallway and furnished with a modern two piece white suite with two tone half tiled surround comprising low level wc, wash basin with vanity unit beneath, vertical towel rail radiator, wood effect flooring and frosted window to front.

SITTING ROOM/STUDY 9'2 x 11' apx



Positioned to the front of the property this room is currently used as a sitting room/TV room but could equally be used as a spacious home office, hobby room or even bedroom if required, having fitted wood flooring and double glazed window to the front.

LOUNGE/DINER 20' x 12'6 apx plus bay



Positioned to the rear, this is an immediately impressive and spacious room having fitted wood flooring, feature log burning stove in slate hearth and surround, generous space for living and dining furniture, bi-fold doors to rear taking advantage of the stunning open views over adjoining fields and turned open staircase with contemporary glass and timber balustrade with feature fitted shelving beneath.



LIVING/DINING KITCHEN 14'8 x 24'5 maximum



Positioned to the front and being previously extended to now offer a spacious room with kitchen, dining and living spaces, the kitchen area being fitted with a range of modern olive wall, base and drawer units with contrasting wood block work surfaces and tiled splashbacks, inset stainless steel sink unit, integrated electric oven, four plate ceramic hob with extractor hood over and integrated dishwasher, recessed spotlighting to the ceiling, space for breakfast/dining table, further open sitting area with feature skylight and front window allowing light to flood the room and window to the rear and side door giving access to side and garden.





UTILITY ROOM 6'2 x 7'1

Positioned just off the utility this is a useful space forming the rear section of the original garage and being fitted with a range of matching wall and base units with contrasting work surfaces and plumbing for washing machine with inner door leading to garage store.

GARAGE/STORE 10'2 x 7'6

Forming the front section of the original garage, although not large enough for a car it offers an extremely useful and convenient store having full power and up and over door to the front.

FIRST FLOOR LANDING



A turned staircase with modern glass and timber balustrade ascends to the first floor having half landing with window to side affording natural light and leading up to a generous landing with useful storage cupboard, loft hatch and doors to all bedrooms.

BEDROOM ONE 9' x 11'2 into wardrobes apx



Positioned to the rear this is a good sized double bedroom with space for freestanding furniture as well as attractive fitted wardrobes, door to en suite and double glazed window with breath taking views over the adjoining fields to the rear.



EN SUITE 8'3 x 2'5 apx



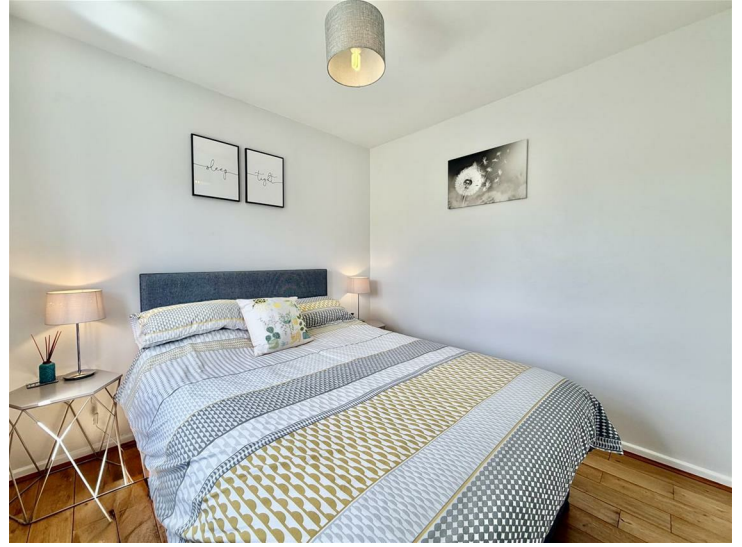
Positioned just off bedroom one having double doors for easy access and being furnished with a three piece white suite with fully tiled surround including low level w.c, wash basin with vanity unit beneath, shower cubicle, fitted vertical towel rail radiator and frosted side window.

BEDROOM TWO 10'6 x 8'0 apx



Positioned to the front and currently used as a generous home office this is also a good sized double bedroom having fitted wardrobe space and double glazed window with views over the rooftops towards the moorland.

BEDROOM THREE 8'6 x 9'2 apx



Positioned to the rear, another good sized double bedroom with space for freestanding furniture and double glazed window, again with stunning views of the adjoining countryside.



BEDROOM FOUR 9'5 x 8'0 maximum



Positioned to the front and currently used as a dressing room but equally useable as a bedroom with space for furniture and a double glazed window to the front elevation.

FAMILY BATHROOM 6'4 x 6'2 maximum



Positioned to the side and furnished with a stylish and modern three piece white suite with fully tiled two tone tiled surround comprising a low level w.c, wash basin with vanity unit beneath, panelled bath unit with shower over and fitted shower screen, vertical towel rail radiator, recessed spotlighting to the ceiling and frosted side window.

FRONT EXTERNAL & PARKING



To the front the property is approached by a generous double width tarmac driveway providing private off street parking with further neat lawn having well stocked flower borders, storage area to one side and gated access to the other leading to the rear garden.

REAR GARDEN



To the rear the property enjoys good sized tiered gardens which have been thoughtfully landscaped to take advantage of the adjoining views including a lower level paved patio with space for al-fresco dining and continuing outside the bi-fold doors, well stocked raised borders and steps up to a generous lawn with open slat fencing onto fields affording a stunning vista to enjoy..



VIEWS TO REAR



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band D

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.

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.

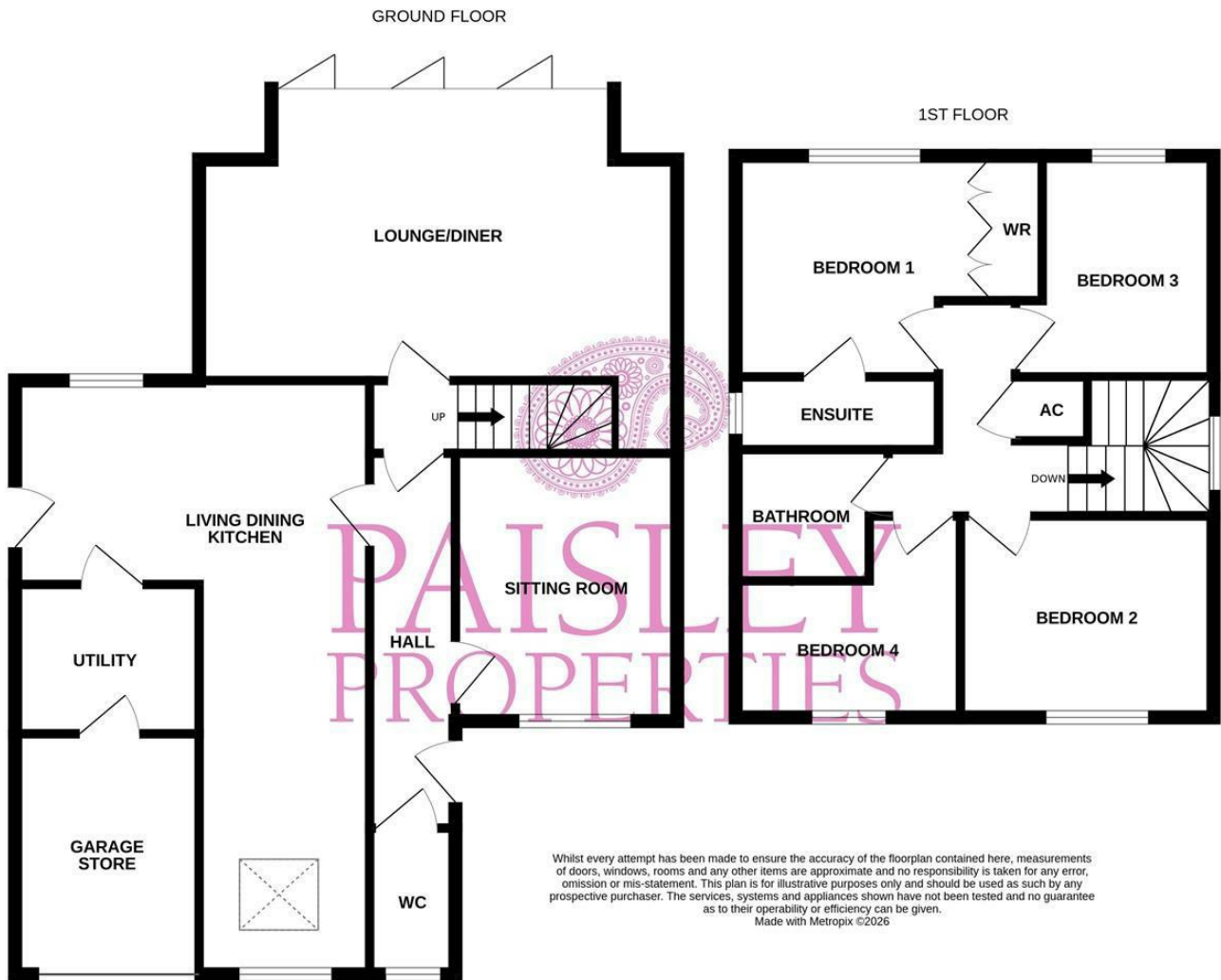
PAISLEY

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	

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