

34 Green End Road,
Meltham HD9 5NW

OFFERS IN THE REGION OF
£215,000



AN EXTREMELY CHARACTERFUL YET MODERNISED AND SPACIOUS THREE BEDROOM COTTAGE WITH GENEROUS GARDEN CLOSE TO CENTRE OF POPULAR VILLAGE. NO VENDOR CHAIN.

FREEHOLD / COUNCIL TAX BAND: currently: zero rated (previously Band A) / EPC: E

PAISLEY
PROPERTIES

HALLWAY



You enter the property through an attractive wood effect Upvc door with leaded detail into this welcoming hall which has stone flagged flooring and stone steps leading to first floor.



LIVING/DINING ROOM 17'9 x 12'10 apx



Positioned to the front of the property this is a bright and spacious yet cosy living/dining room with generous space for both freestanding living and dining furniture and including a feature stone inglenook fireplace housing a log burning stove, exposed beams to ceiling, stone flagged flooring, Upvc double glazed front window and door to inner lobby.



INNER LOBBY & CELLAR

An inner lobby giving access to kitchen and bi-fold door with stone steps leading down to the cellar which includes two vaulted cellar spaces affording useful storage.

KITCHEN 10'3 x 9' apx



Being positioned to the rear and fitted with a comprehensive range of cottage style olive fronted wall, base and drawer units with timber work surfaces and brick tiled splashbacks, inset ceramic sink unit, integrated appliances including double oven, four ring gas hob with stainless steel extractor over, fridge and freezer, stone flagged flooring, Upvc double glazed window over-looking rear garden and stable door giving access to garden.





FIRST FLOOR LANDING



Stone steps ascend to the first floor landing which includes a spindled balustrade, feature timber doors with latch handles and access to all bedrooms.

BEDROOM ONE 17'11 x 8' maximum



Positioned to the front of the property this is a bright and spacious room including a full height vaulted ceiling with exposed timbers, stripped wood flooring and Upvc double glazed window to the front.



BEDROOM TWO 10'4 x 9' apx



A second generous double bedroom positioned to the rear, again having a vaulted ceiling with exposed beams, recessed spotlighting and double glazed rear window.



BEDROOM THREE 9'11 x 7'10 apx



A third double bedroom positioned to the front having feature exposed stonework, ceiling beams, space for double bed and freestanding furniture and double glazed front window.

FAMILY BATHROOM 9'10 x 6'3 maximum



Being luxuriously appointed with a four piece white suite with attractive brick tiled surround and pattern tiled flooring comprising a low level w.c, wash basin with vanity unit beneath, feature freestanding roll top bath and shower cubicle.



EXTERNAL & REAR GARDEN



To the front the property is street-lined with generous on street parking nearby. To the rear can be found a surprisingly good sized garden accessed via both the kitchen and neighbouring pedestrian access and includes a good sized paved patio affording outside seating and dining space, external access to secondary small basement garden store and generous lawn with well stocked borders and gravel path.



FURNISHINGS

The property is currently fully furnished to a high standard having previously served as a holiday let. All furnishings are available by separate negotiation.

***MATERIAL INFORMATION**

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees / Band A (currently zero rated as holiday let)

PROPERTY CONSTRUCTION:

Standard stone and block

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

RIGHTS OF WAY: TBC

PARKING:

On street parking (no permit required)

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any significant structural alterations to the property to date.

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.

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. *

AGENTS NOTE

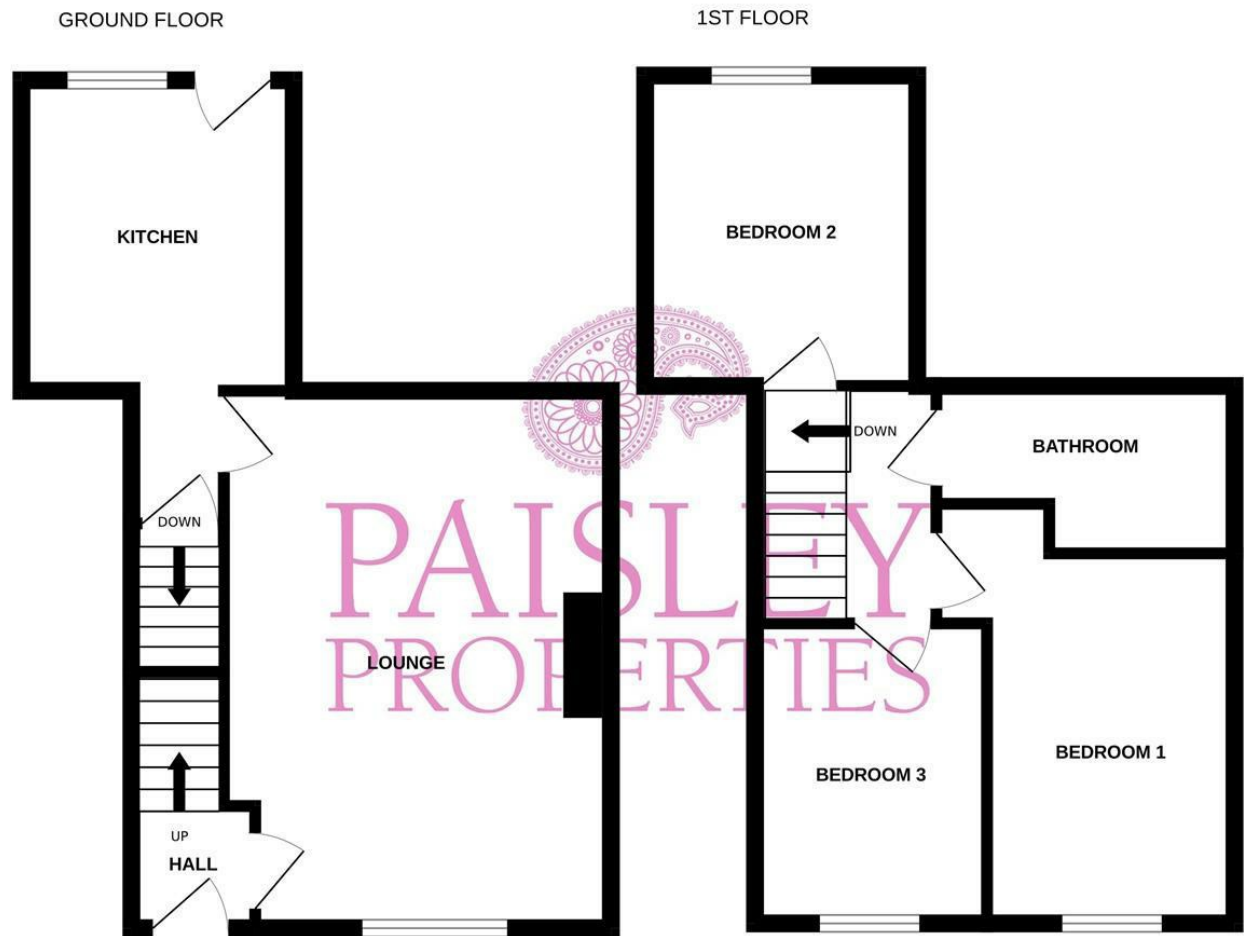
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided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

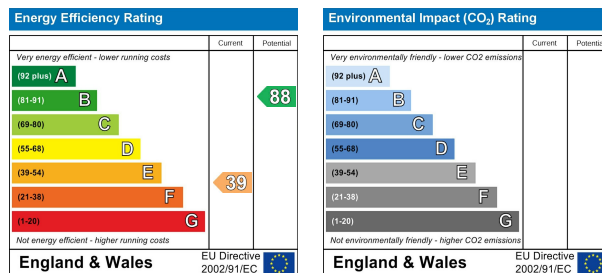
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.



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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