24 Meltham Mills Road, Meltham HD9 4EJ

OFFERS IN THE REGION OF
£240,000













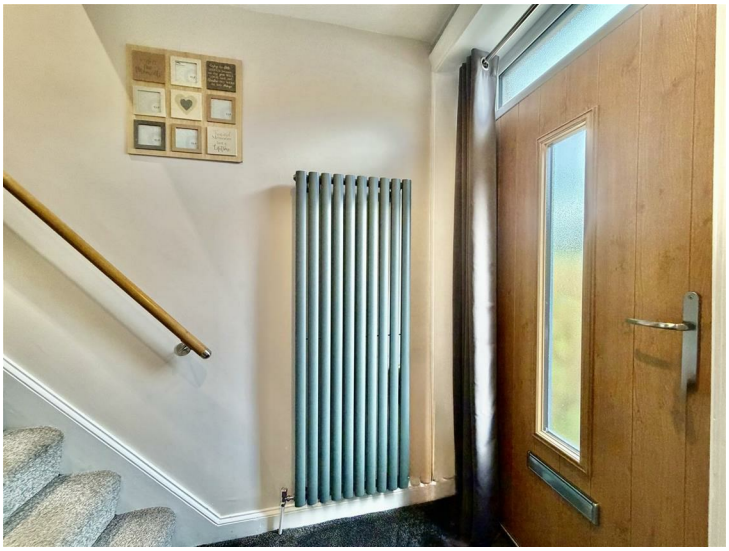


A MOST ATTRACTIVE, SPACIOUS AND MODERNISED ASHLAR STONE FACED THREE BEDROOM TERRACED WITH GENEROUS TIERED GARDENS CLOSE TO PARK & VILLAGE AMENITIES.

FREEHOLD / COUNCIL TAX BAND: B /EPC: C

PAISLEY
PROPERTIES

ENTRANCE





You enter the property through an attractive composite style door into the welcoming open entrance lobby having wall mounted vertical radiator, stairs leading to first floor and being open plan to the living room.

LIVING ROOM 13'10 x 17'10 maximum





A most spacious living room positioned to the front of the property having a feature inset contemporary electric flame effect fire with fitted shelving and storage to chimney breast alcoves, recessed beams to ceiling, generous space for freestanding furniture, double glazed window to the front and glazed internal door to kitchen.




DINING KITCHEN 11'7 x 17'10 apx




A very well proportioned dining kitchen positioned to the rear, the kitchen area having feature stone flagged flooring, being fitted with a comprehensive range of modern wall, base and cupboard units with contrasting work surfaces, inset acrylic sink unit with mixer tap, integrated appliances including electric oven, ceramic hob with extractor hood over, fridge, freezer, dishwasher and washing machine, stone inglenook fireplace housing a multi-fuel stove, wall mounted vertical radiator, generous space for both dining table and sofa, making this a very sociable space with further useful pantry store having trap door access to cellar, double glazed rear window and Upvc double glazed stable door to rear.









FIRST FLOOR LANDING



Stairs ascend to the first floor landing which is neutrally decorated with doors to all bedrooms and bathroom.

BEDROOM ONE 11'10 x 13' maximum





A good sized double bedroom positioned to the rear having fitted double wardrobe with further space for freestanding furniture, exposed beam to ceiling and double glazed window overlooking rear garden.



BEDROOM TWO 13'10 x 10'0 maximum



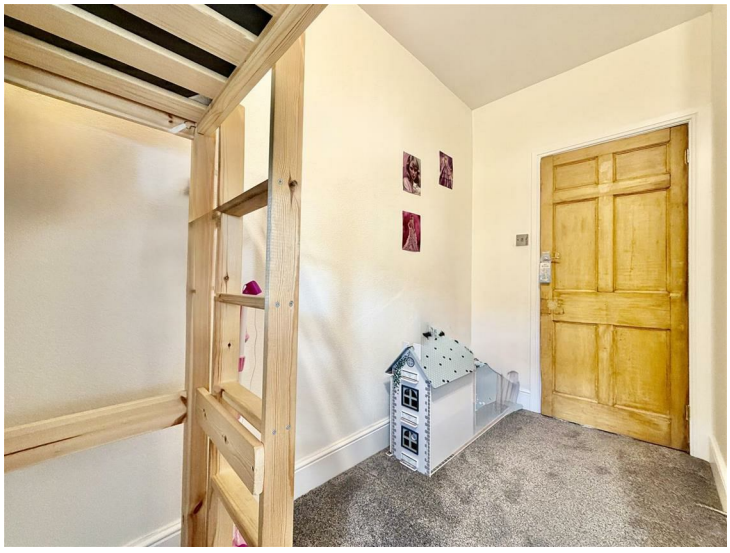


Positioned to the front this is another generous double bedroom again having fitted wardrobe space with plenty of space for further freestanding furniture and double glazed window to the front elevation.



BEDROOM THREE 10'9 x 7'4 maximum





Positioned to the front this is a well proportioned third single bedroom or generous home office. if required, having useful fitted over-stairs cupboard and double glazed window.

FAMILY BATHROOM 6'10 x 11'9 maximum





Positioned to the rear and having been refitted in recent years with a contemporary three piece white suite with part tiled surround and contrasting slate effect tiled flooring comprising a low level wc, fitted hand basin with wood effect vanity unit beneath and feature illuminated mirror to wall, panelled bath unit with shower over and fitted screen, recessed spotlighting to ceiling, vertical chrome towel rail radiator, useful storage cupboard, loft hatch to ceiling and double glazed frosted window to the rear.

FRONT EXTERNAL & PARKING



To the front the property has a neat slate chipped fore garden with attractive wrought iron railings to the front boundary and matching pedestrian gate.
We are advised that there is permit street parking available immediately outside the property for which owner and visitor spaces are available on an annual basis. we are advised visitor permits are currently approx. £35pa (please enquire with Kirklees Council for confirmation and current pricing).

REAR GARDEN




To the rear a shared lane (no parking) proceeds behind the property beyond which are tiered gardens including a lower level timber shed and log store with steps up to several levels of garden including an artificial lawn with fitted child's slide, upper decked seating area and pond with rockery garden beyond which is a further uncultivated area with established trees.







***MATERIAL INFORMATION**
TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band B

PROPERTY CONSTRUCTION:
Stone with ashlar frontage, standard construction.

PARKING:
On street permit parking to front (annual charges may apply)

DISPUTES:
There have not been any neighbour disputes

RIGHTS OF WAY:
We are advised that there is a shared pedestrian right of way to the rear.

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.

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.

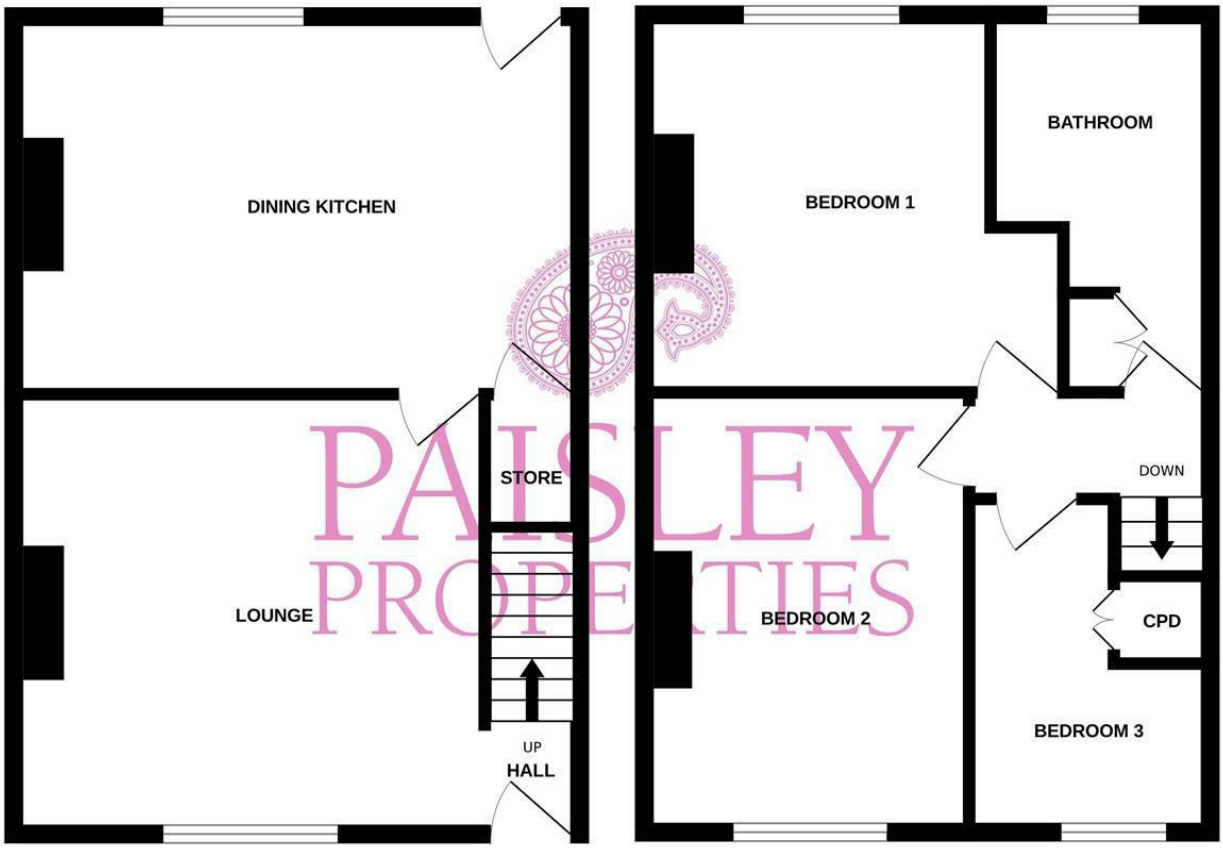
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

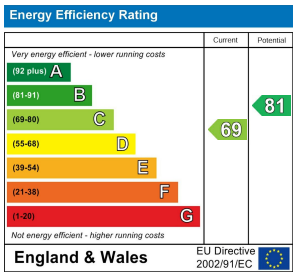
GROUND FLOOR

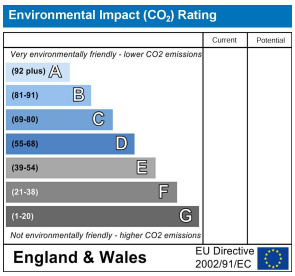
1ST FLOOR



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.
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