27 Helme Fold, Meltham HD9 5AX

OFFERS IN THE REGION OF
£459,000















A MOST IMPRESSIVE AND SPACIOUS FOUR BEDROOM MODERN DETACHED WITH GARAGE, GARDENS AND STUNNING OPEN VIEWS TO REAR WITHIN SELECT CUL-DE-SAC ON FRINGES OF POPULAR VILLAGE.

FREEHOLD / COUNCIL TAX BAND: E / EPC: B

PAISLEY
PROPERTIES

HALLWAY





You enter the property through an attractive composite style door with frosted glazing into this welcoming hallway which includes contemporary decor and wall panelling, useful understairs storage, stairs to first floor with spindled balustrade and doors to living room, kitchen and integral garage.

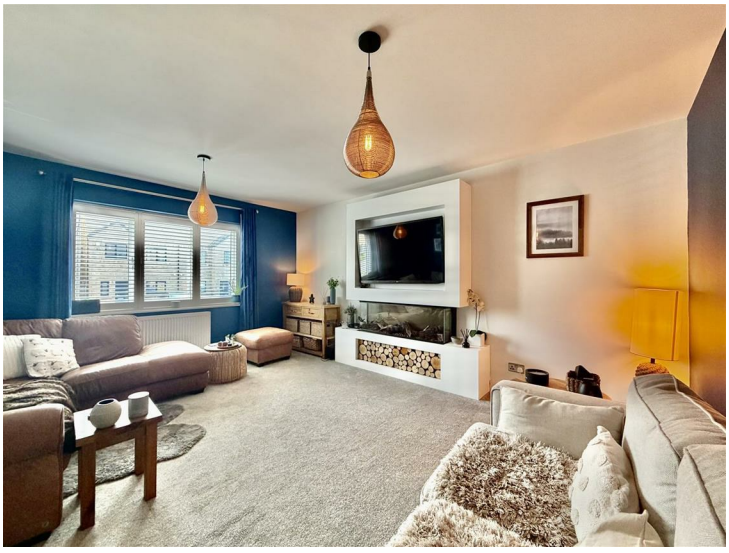


INTEGRAL GARAGE 9'6 x 16'4 apx
Accessed both via a front up and over door for vehicle access and an internal door to the hallway this is a most useful space and includes full power, lighting and EV charging point. This space may also offer potential for conversion to living accommodation (subject to necessary consents).

LIVING ROOM 16'3" x 14'3" apx




Positioned to the front, this is a most generous living space being elegantly decorated in contemporary tones with feature fitted media shelving, inset contemporary living flame log effect fire, space for free standing furniture and double glazed window to the front.






LIVING DINING KITCHEN 23'9 x 16'10 maximum





A most impressive space, spanning the rear of the property and including defined living, dining and kitchen spaces while retaining an open plan social feel and including attractive wood effect flooring underfoot. The kitchen area is fitted to a high standard with a comprehensive range of modern grey base cupboard units with contrasting silestone quartz worktops with central island and inset one and a half bowl sink unit with integrated appliances including a multi burner gas hob with extractor over, double oven and grill, fridge, freezer and dishwasher and wine cooler. Being open to the generous dining area which has space for dining furniture and leading into the delightful sitting area which includes rooflights to allow natural light to flood the room and double doors leading to the rear garden.








UTILITY ROOM 6'1 x 6'10 apx




Positioned just off the kitchen this is a most useful space which includes matching grey wall and base units housing the gas combination boiler with plumbing for washing machine, inset stainless steel sink unit with mixer tap, rear door to garden and internal door to w.c.

CLOAKS W.C 3'3 x 6'10 apx





Positioned just off the utility and furnished with a two piece white suite comprising a low level w.c, fitted hand wash basin set within a two tone wood vanity unit, ladder radiator, extractor fan and double glazed frosted side window.

FIRST FLOOR LANDING





Stairs ascend to a bright and spacious galleried landing with attractive spindled balustrade, useful fitted storage with double doors, ceiling hatch giving loft access, double glazed window to the front and doors to all bedrooms.



BEDROOM ONE 12'1 x 14'7 maximum





Positioned to the rear to take advantage of the stunning open views this is a generous double bedroom having fitted robes with sliding mirror doors, ample space for freestanding furniture, double glazed window to rear and internal door to en suite.




EN SUITE 5′ x 7′8 apx




Being positioned just off the main bedroom and furnished with a three piece white suite with contrasting part tiled surround and tiled flooring comprising a low level wc, wall hung hand wash basin, walk in shower cubicle and double glazed frosted window.

BEDROOM TWO 11′3 x 13′7 apx




A second double bedroom positioned to the front and also having built in wardrobes as well as generous space for furniture and double glazed window to the front with far reaching views.



BEDROOM THREE 13'4 x 7'10 apx





Positioned to the rear this is another good sized double bedroom with stylish decor and double glazed window to the front with far reaching elevated views towards Meltham.



BEDROOM FOUR 9'1 x 9'10 apx





A fourth double bedroom positioned to the front and again having space for double bed and furniture or equally useable as a generous home office.



FAMILY BATHROOM 6'9 x 9'9 apx





Being positioned to the side and being of a generous size furnished with a contemporary four piece white suite with contrasting part tiled surround and flooring comprising low level w.c, fitted hand basin, panelled bath, separate shower cubicle, vertical ladder style radiator, recessed spotlighting to the ceiling and double glazed frosted window.


RELAX

FRONT EXTERNAL AND GARAGE



To the front of the property a generous tarmac driveway provides multi-vehicle parking and leads to the integral single garage (9'6 x 16'4 apx). Gated access to the side leads to the rear garden.

REAR GARDEN




To the rear can be found a good sized, enclosed and private two tiered garden which includes a lower level paved patio with space for outside furniture and ideal for al fresco dining being directly accessed from the kitchen. Steps lead up to a sizeable lawn with stocked borders and drystone walled rear boundary adjoining open fields with stunning open views onto the horse fields and countryside beyond, affording a perfect setting for the afternoon sun.










VIEWS



The property enjoys far reaching open views to the rear over adjoining fields as well as elevated rooftop views towards Meltham to the front.

***MATERIAL INFORMATION**
TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band E

PROPERTY CONSTRUCTION:
Standard stone, brick and block

PARKING:
Driveway and integral garage

DISPUTES:
There have not been any neighbour disputes

RIGHTS OF WAY:
We are advised that there are no shared 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.

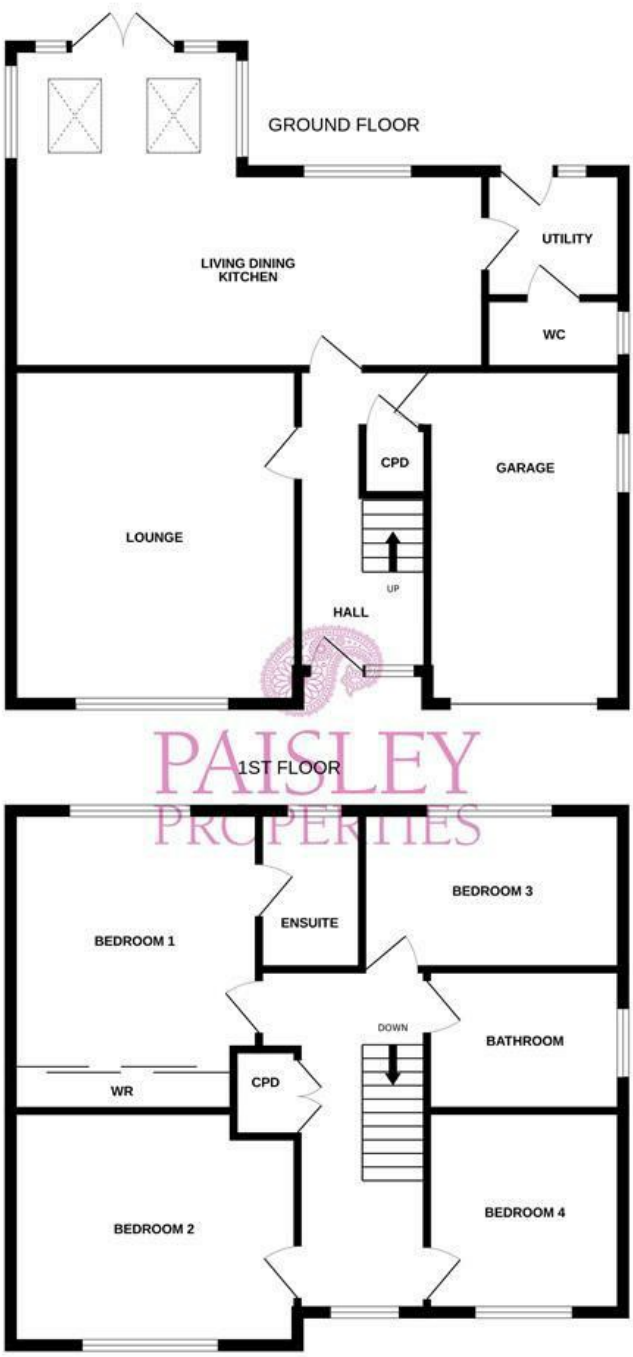
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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.

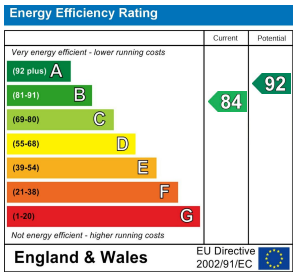
PAISLEY

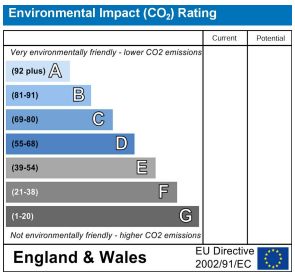
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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



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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