

71 Wetlands Road,
Meltham HD9 4HA

OFFERS IN THE REGION OF
£165,000



A SPACIOUS THREE BEDROOM THROUGH MID TERRACE WITH GARDEN ON POPULAR
SIDE STREET CLOSE TO MELTHAM CENTRE REQUIRING MODERNISATION BUT
OFFERING GREAT POTENTIAL. NO CHAIN, ON STREET PARKING

FREEHOLD/ COUNCIL TAX BAND: A / EPC: E

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a Upvc front entrance door into this welcoming hallway with space for hanging, stairs to first floor and door to living room.

LIVING ROOM 15'5 x 13'2 maximum



Positioned to the front of the property this is a most generous living room with space for freestanding furniture, feature tiled fireplace housing a gas fire, double glazed window to the front elevation and door leading to kitchen.



DINING KITCHEN 16'2 x 8'2 apx



Positioned to the rear this is another good sized room being fitted with a range of wall, base and drawer units with contrasting work surfaces, inset single drainer sink unit, integrated electric oven, four ring gas hob and extractor hood over, plumbing for washing machine, space for breakfast/dining table, Upvc double glazed window overlooking the rear garden, access to cellar and double glazed door to garden.



CELLAR



Being accessed from the kitchen this is a useful space having stone flagged flooring, shelving, power and lighting.

FIRST FLOOR LANDING



Stairs ascend to the first floor landing having spindled balustrade, loft access hatch and doors to all bedrooms and bathroom.



BEDROOM ONE 15'6 x 9'1 apx



Positioned to the front this is a most generous double bedroom having a good amount of space for freestanding furniture, exposed wood flooring, floor mounted electric storage heater and Upvc double glazed window to the front.



BEDROOM TWO 10'7 x 8'4 maximum



Positioned to the rear this is another double bedroom, again having exposed wood flooring, floor mounted electric storage heater and double glazed window with views over the rear garden and moorland views beyond.

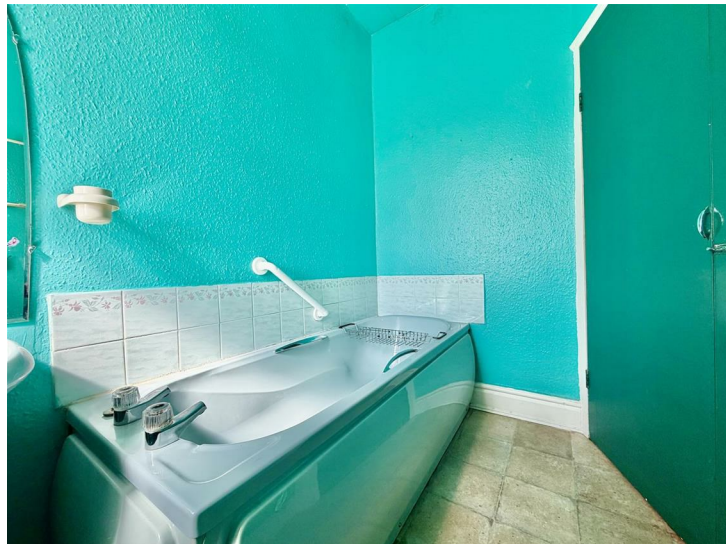
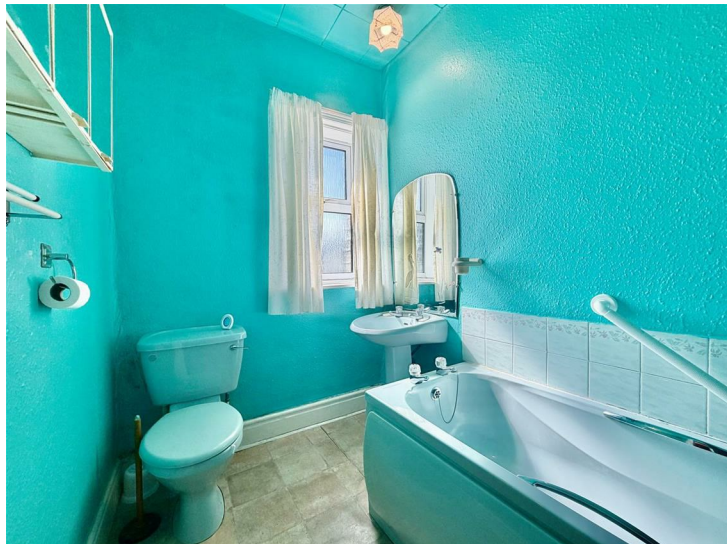


BEDROOM THREE 11'3 x 6'11 maximum

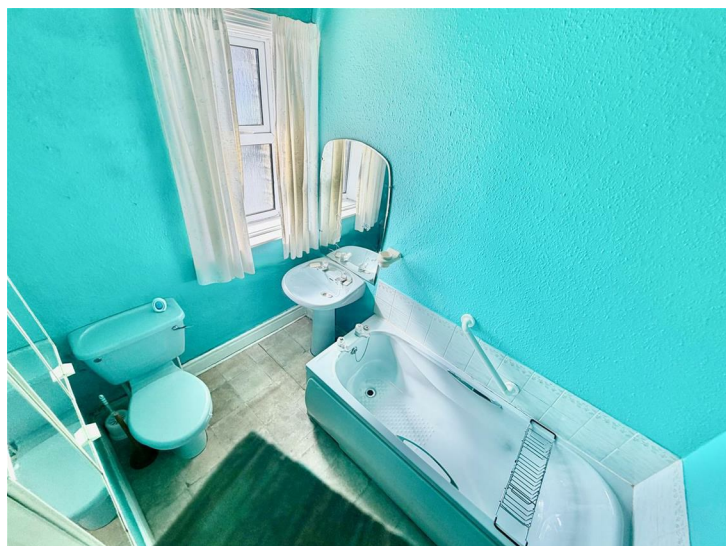
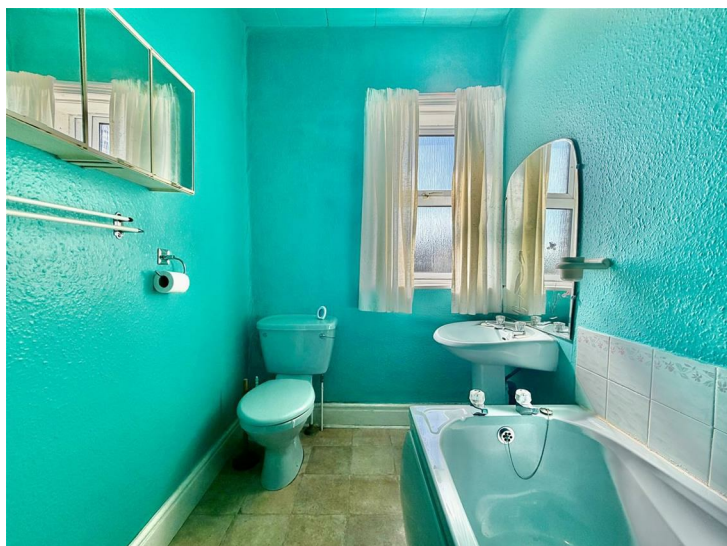


Positioned to the front this is a well proportioned third bedroom or indeed home office/study again having exposed wood flooring, useful overstairs airing cupboard housing hot water cylinder and double glazed window to the front elevation.

FAMILY BATHROOM 8'2 x 5'6 maximum



Positioned to the rear and furnished with a coloured three piece suite comprising a low level w.c, pedestal hand wash basin, panelled bath unit and double glazed frosted window to the rear.



EXTERNAL GARDEN AND PARKING



To the front the property is street-lined with on street parking available and steps up to the front entrance door whilst to the rear can be found a pleasant enclosed garden including a paved seating area and further lawn with well stocked borders and rear access gate. Neighbouring properties have removed the rear wall to create potential parking to the rear, which could be considered subject to relevant consents and permissions.





VIEWS



The property enjoys far reaching rooftop views of the surrounding countryside to both front and rear.

MATERIAL INFORMATION

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band A

PROPERTY CONSTRUCTION:
Stone

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

PARKING:
On Street only

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
We have been advised that the property has had historic steel ties, as with neighbouring properties, clearly visible from the rear elevation.

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 - Gas fire to ground floor and electric storage heaters to first floor
Broadband - speeds 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.

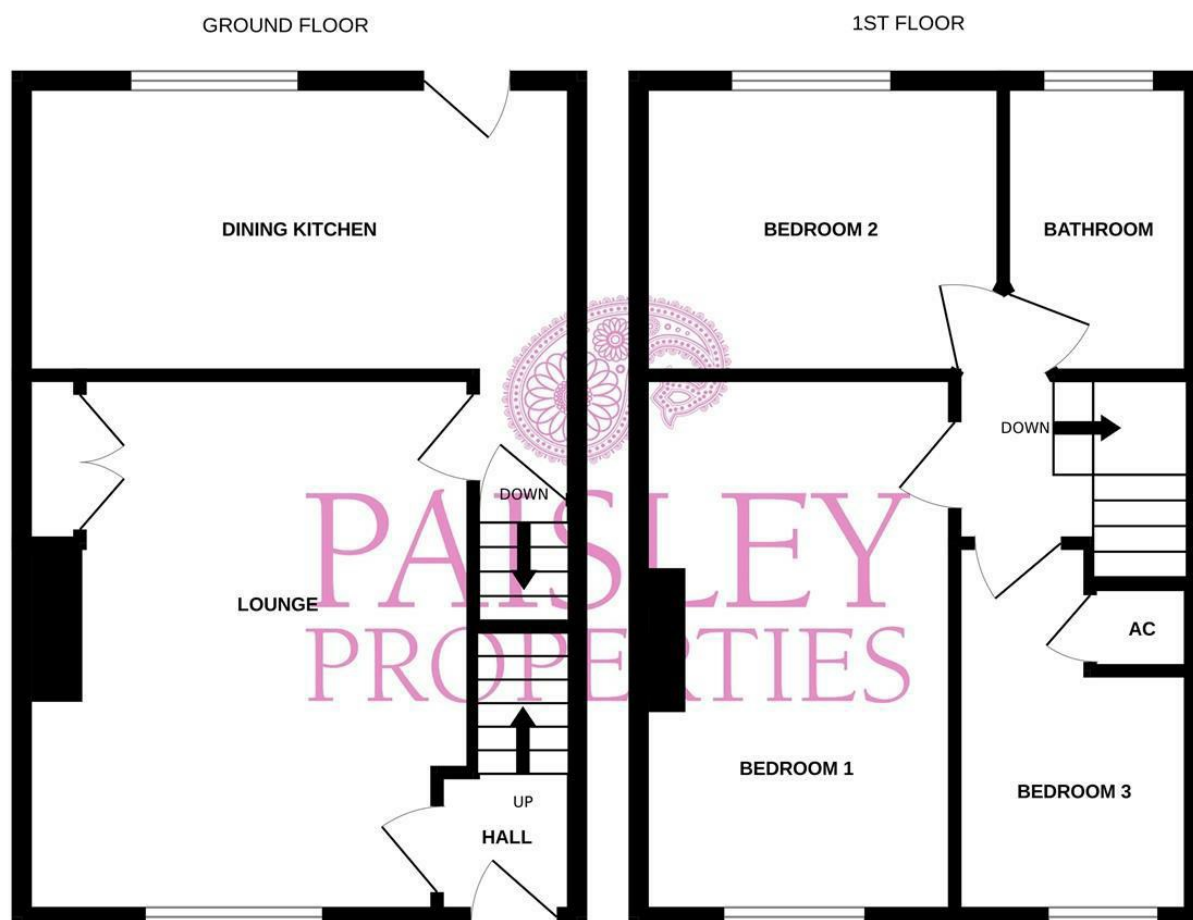
MORTGAGES

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. *

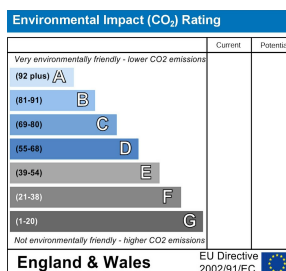
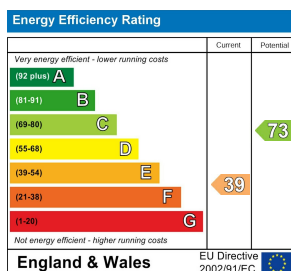
PAISLEY

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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