

29 Helme Fold,
Meltham HD9 5AX

ASKING PRICE
£460,000



AN IMPRESSIVE MODERN FOUR BEDROOM DETACHED WITH GARAGE AND GARDENS IN ENVIABLE CUL-DE-SAC POSITION WITH STUNNING OPEN VIEWS ON THE FRINGES OF POPULAR MELTHAM VILLAGE.

FREEHOLD / COUNCIL TAX BAND: E / EPC: B

PAISLEY
PROPERTIES

HALLWAY



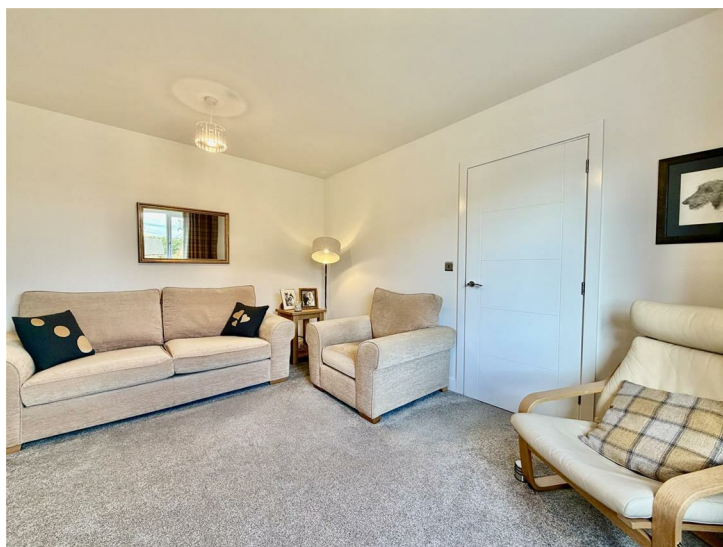
You enter the property through an attractive composite style door with side glazing into this most welcoming and spacious hallway having open having doors to all ground floor rooms and staircase to first floor.



LIVING ROOM 13'7 x 11'6 apx



Positioned to the front of the property, this is a well proportioned living room being neutrally decorated with generous space for freestanding furniture and double glazed window to the front elevation.



SNUG/STUDY 10'8 x 9'3 apx



Again positioned to the front this is a flexible additional space currently used as a second reception space but affording a host of potential other uses including TV room, playroom or home office having double glazed windows to the front and side elevations.

DINING KITCHEN 22'5 x 11'1 apx



Spanning the full rear width of the property this is a most impressive space being fitted with a comprehensive range of contemporary, high quality wall, base and drawer units with contrasting polished granite worksurfaces, central island with breakfast bar for informal dining and additional generous space for formal dining furniture, including inset sink unit, integrated double oven, four ring gas hob with suspended extractor above, integrated fridge, freezer and dishwasher, integrated wine cooler, useful understairs store, door to utility and bi-fold doors giving access to the rear garden and affording a an ideal summer entertaining space.





UTILITY ROOM 7'8 x 6'3 apx



Conveniently positioned just off the kitchen and fitted with matching base cupboard units, inset sink, integrated washing machine, space for tumble dryer, wall mounted gas central heating boiler, window to the rear and side door with frosted glazing giving further access to the driveway and garage.

W.C 6'4 x 3'1 apx



Positioned just off the utility and furnished with a modern two piece white suite comprising a low level w.c, wall hung wash basin with tiled splashback, vertical towel rail radiator and double glazed frosted side window.

FIRST FL FLOOR LANDING



Stairs ascend to the first floor landing having two town spindled balustrade, doors to all bedrooms and loft hatch to ceiling.

BEDROOM ONE 15'5 x 11'6 apx



Positioned to the front of the property this is a very good sized double bedroom having fitted wardrobes to one wall as well as generous space for freestanding furniture, double glazed windows to both front and rear elevations and door leading to en suite.



EN SUITE 6'6 x 6'2 maximum



Positioned just off the main bedroom and furnished with a contemporary three piece suite with contrasting part tiled surround comprising low level w.c, fitted hand wash basin, shower cubicle and frosted window to the front.

BEDROOM TWO 12'3 x 10'3 apx



Positioned to the rear this is a good sized second double bedroom again having fitted wardrobes as well as space for free standing furniture and double glazed window to the rear affording far reaching views over the adjoining countryside.



BEDROOM THREE 10'3 x 9'7 apx



A generous third double bedroom positioned to the front with space for double bed and double glazed window to the front elevation.

BEDROOM FOUR 11'6 x 8'8 maximum

A fourth double bedroom positioned to the rear and currently used as a hobby room/office having double glazed window to the rear again with far reaching views.

FAMILY BATHROOM 6'6 x 6'2 apx



Positioned to the rear and furnished with a contemporary three piece white suite with half tiled surround and tiled flooring comprising low level w.c, wall hung wash basin, panelled bath unit with shower over and fitted screen, vertical towel rail radiator and frosted rear window.



EXTRENAL FRONT AND GARAGE



The property has an attractive open lawn to the front with well stocked borders and tarmac driveway to the side affording parking for several vehicles and leading to a detached garage with remotely operated electric up and over door and having full power and lighting and electric vehicle charging point inside. Access to the side of the garage leads to further storage to the rear of the garage.



REAR GARDEN



Accessed from both the kitchen and side gate this is a generous enclosed rear garden over two levels having lower level paved area with space for seating and pot plants and steps leading up to a good sized lawn with stone walled boundary adjoining open fields.



VIEWS



The property has open views over adjoining fields to the rear and elevated roof top views towards moorland to the front.

MATERIAL INFORMATION

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band E

PROPERTY CONSTRUCTION:
Standard brick and block

RIGHTS OF WAY:
We are advised that there are no rights of way over the property.

PARKING:
Driveway and garage

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property

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.

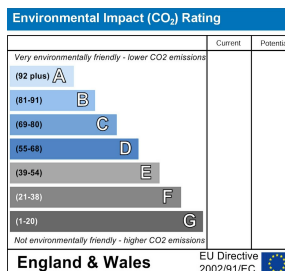
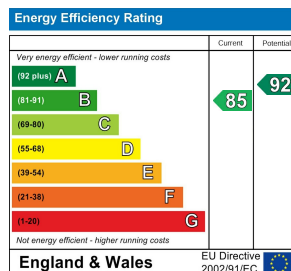
You are advised to check availability and book a viewing appointment prior to travelling to view.

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.



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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