25 Acorn Drive,
Meltham HD9 5AH

ASKING PRICE
£384,000

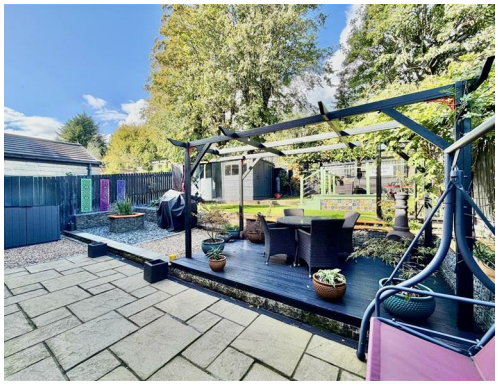












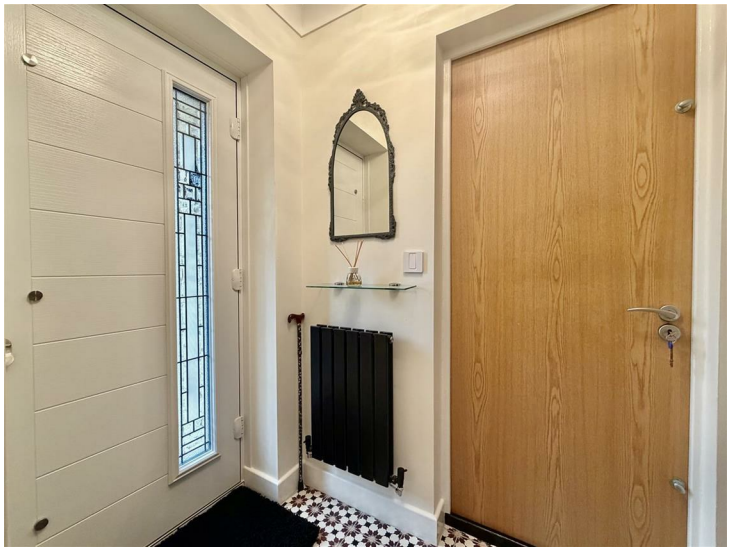


A SPACIOUS AND WELL PRESENTED FOUR BEDROOM MODERN DETACHED WITH INTEGRAL GARAGE AND GARDENS OCCUPYING PLEASANT END OF CUL-DE-SAC POSITION ON EDGE OF POPULAR VILLAGE.

FREEHOLD / COUNCIL TAX BAND: E / EPC: AWAITING

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through an attractive composite style front door with frosted glazing into this welcoming entrance lobby which affords access to both the living room and integral garage as well as stairs ascending to the first floor.

LIVING ROOM 11'10 x 15'6 into bay maximum




Positioned to the front this is a generous living room with space for free standing furniture, having walk-in bay window to the front and glazed double doors leading into the dining kitchen.

DINING KITCHEN 23'10 x 8'9 maximum





Positioned to the rear and spanning the whole width of the property this is a spacious open plan room with distinct dining and kitchen areas both with wood effect flooring underfoot, the dining space affording a perfect area for both formal and informal dining and having double doors leading to the rear garden. The kitchen area is fitted with a comprehensive range of white laminate wall, base and drawer units with contrasting granite effect work surfaces and contrasting tiled splashbacks, inset single drainer stainless steel sink unit, integrated double oven, four ring gas hob with extractor hood over, recessed spotlighting to the ceiling, double glazed window overlooking the rear garden and door to utility.







UTILTY 5'9 x 5'0 apx





Conveniently positioned just off the kitchen and being fitted with matching wall and base units, inset single drainer sink unit, plumbing for washing machine, door to w.c and glazed side door giving access to rear garden.

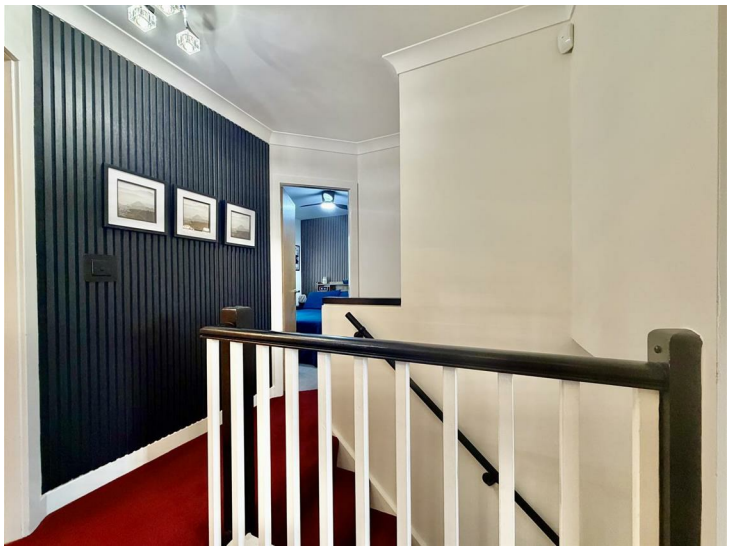
WC 5'5 x 5'0 apx




Positioned just off the utility and being furnished with a two piece white suite.

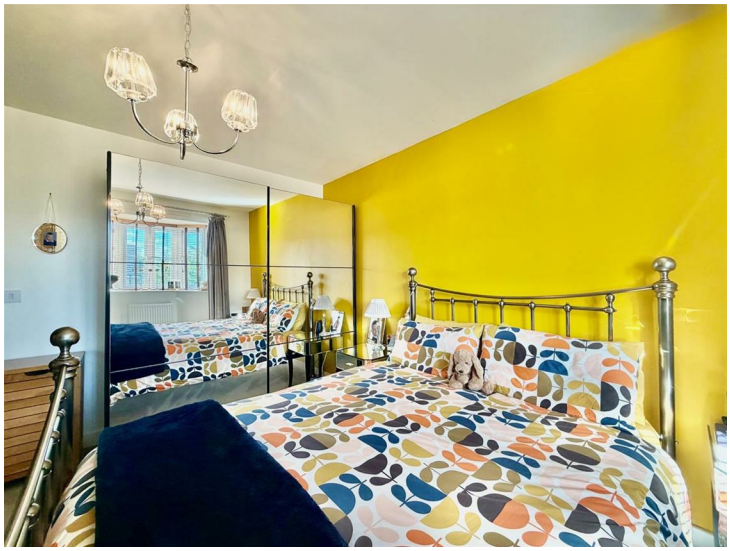
INTEGRAL GARAGE 16'3 x 8'5
Accessed both via the front roller door and internally from the hallway and having full power and lighting.

FIRST FLOOR LANDING

Stairs ascend from the hallway to this spacious first floor landing having spindled balustrade, useful over-stairs airing cupboard and doors to all bedrooms.

BEDROOM ONE 11'9 x 12'6 maximum

Positioned to the front this is a most generous double bedroom with space for double bed and further free standing furniture having walk-in double glazed bay window and door giving access to the en suite.

EN SUITE 5'7 x 6'9 maximum




Positioned just off the main bedroom and furnished with a modern three piece white suite comprising a low level w,c, pedestal hand wash basin, shower cubicle with half tiled surround and wood effect flooring underfoot, recessed ceiling spotlights and double glazed frosted window to the side.

BEDROOM TWO 8'4 x 11'11 apx




Positioned again to the front this is another good sized double bedroom with generous space for freestanding furniture and double glazed window to the front .

BEDROOM THREE 10'6 x 12'11 max inc wardrobe




Positioned to the rear this double bedroom is of a good size and has been partitioned to create a sizeable walk-in wardrobe providing a generous amount of storage space. This room has been previously partitioned but could be readily reverted to the original larger double bedroom if required.

BEDROOM FOUR 10′6 x 10′7 maximum





Positioned to the rear this is a fourth good sized double bedroom having double glazed window overlooking the rear garden.

FAMILY BATHROOM 5′6 x 7′1 apx





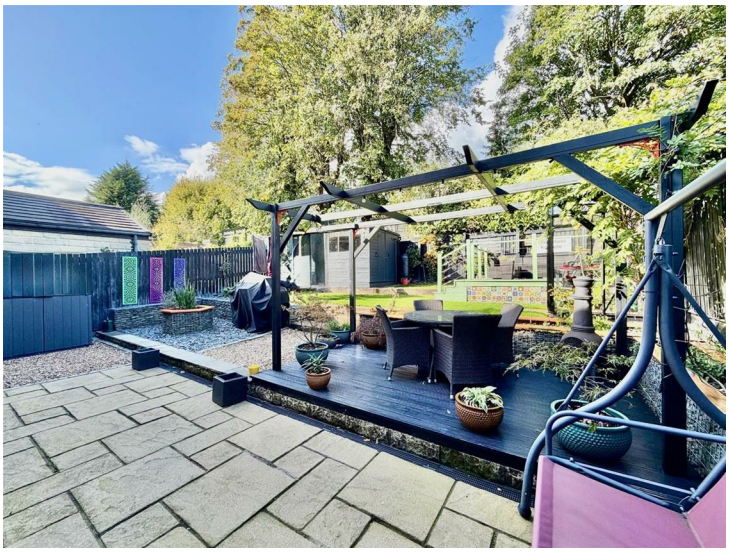
Positioned to the side and being furnished with a modern three piece white suite with contrasting half tiled surround and tiled flooring comprising a low level w.c

EXTERNAL FRONT AND PARKING



The property stands at the head of the cul-de-sac enjoying generous private driveway parking leading to the integrated garage. Well established and planted borders proceed to the side with further access gate leading to the rear and external EV Charging point.

REAR GARDEN





The rear garden is fully enclosed and can be accessed both via the side gate, utility and kitchen double doors The tiered garden is of a good size and includes a lower level paved patio with raised decked seating area and generous lawn and space for storage shed (not included in sale) with fenced boundaries.





SOLAR PANELS
We are advised that the property has solar panels fitted to the front elevation. These were fitted at the current owner's expense (owned) in 2025 through British Gas/Hive.
More information regarding tarrifs and costings on request.

MATERIAL INFORMATION
TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band E

PROPERTY CONSTRUCTION:
Standard Brick and block

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

PARKING:
Driveway parking and integral garage

SOLAR PANELS:
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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.

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.

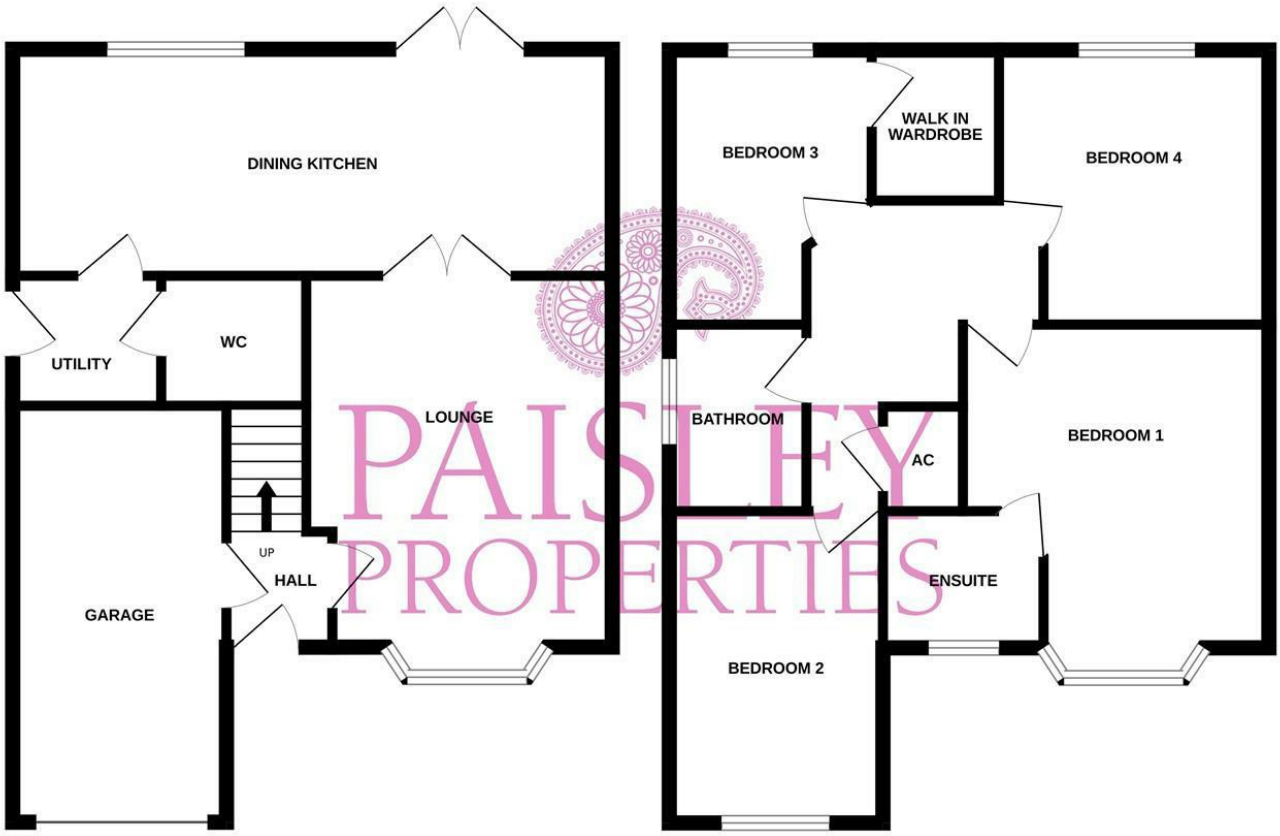
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES
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.

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.

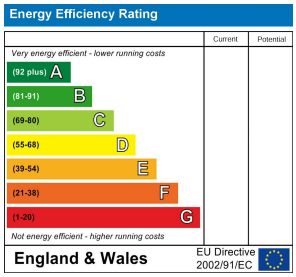
GROUND FLOOR

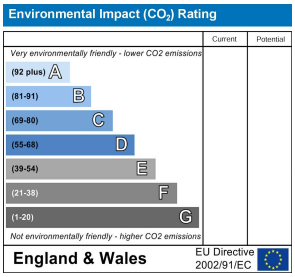
1ST FLOOR



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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