

31 West Nab View,  
Meltham HD9 5RY

OFFERS IN THE REGION OF  
£399,950



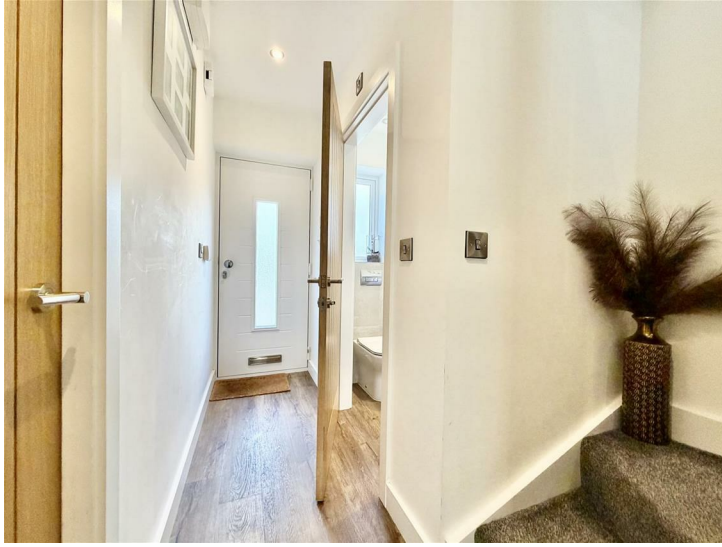
A RECENTLY CONSTRUCTED (2024), LUXURIOUSLY APPOINTED AND SPACIOUS FOUR BEDROOM TWO BATHROOM THREE STOREY SEMI DETACHED WITH GARDENS AND DRIVEWAY IN PRIME CORNER PLOT WITH MOORLAND VIEWS.

FREEHOLD / COUNCIL TAX BAND: D / EPC: B

PAISLEY  
PROPERTIES



## HALLWAY



You enter the property through an attractive composite style door with frosted glazing into this welcoming hallway having wood effect flooring underfoot, recessed spotlighting to the ceiling, useful cloaks storage cupboard, turned staircase to first floor and doors leading to wc and living room.

## CLOAKS/W.C 5'9 x 2'9 apx



Positioned just off the hallway and furnished with a contemporary two piece white suite with half tiled surround comprising low level w.c, wash basin with vanity unit beneath, fitted vertical towel rail and frosted window to the front.

## LIVING ROOM 17'5 x 9'8 apx



Positioned to the front and featuring Velux style roof lights to the front elevation allowing light to flood the room this is a spacious room with generous space for freestanding furniture having wood effect flooring underfoot and further double glazed windows to the front and side.





## DINING KITCHEN 16'5 x 12'8 apx



A stunning multi-purpose space positioned to the rear of the property, the kitchen area being fitted to a high standard with a comprehensive range of contemporary wall, base and drawer units with contrasting polished granite work surfaces and inset sink unit, integrated oven, gas hob with extractor hood over, integrated appliances including fridge, freezer and dishwasher, central island with breakfast bar seating area, recessed spotlights to ceiling and bifold doors leading to the rear garden.







## FIRST FLOOR LANDING



A turned staircase ascends to the first floor landing which is of a generous size with spindled balustrade, recessed spotlighting, window to front elevation, doors to all rooms and further staircase leading up to second floor.

## BEDROOM TWO 10' x 8'4 apx



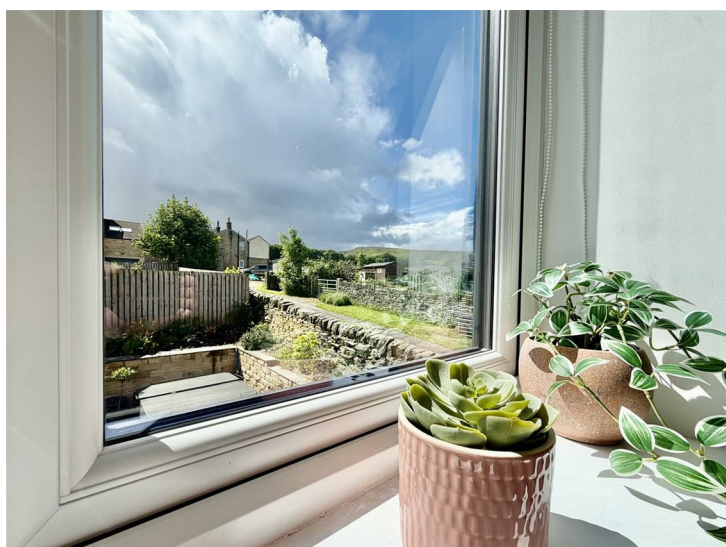
Positioned to the front this is a double bedroom housing a pull down 'Murphy' bed affording space for office or gym if required, having double glazed window to the front.



### BEDROOM THREE 9'10 x 10'7 apx



Positioned to the rear this is a generous double bedroom with space for freestanding furniture and double glazed window to the rear with pleasant views over the garden and towards the moorland beyond.





#### **BEDROOM FOUR 9'2 x 6'2 maximum**



Positioned to the rear and currently utilised as a dressing room but equally useable as a child's single bedroom or office having double glazed window to the rear elevation.

#### **FAMILY BATHROOM 9'9 x 6'4 maximum**



Being furnished to a high standard with a modern four piece white suite with contrasting half tiled surround and matching tiled flooring comprising low level w.c, fitted hand basin with vanity unit beneath, bath unit with central taps, separate shower cubicle, recessed spotlighting and double glazed frosted side window.





**SECOND FLOOR**



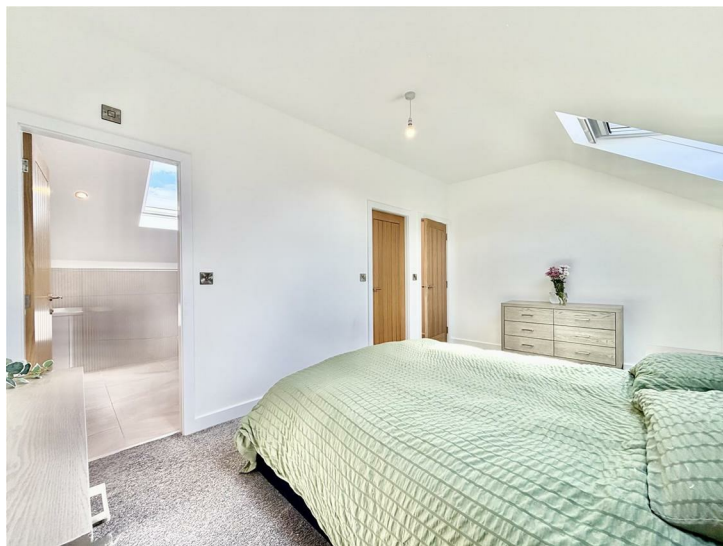
A turned staircase ascends to the second floor.



## BEDROOM ONE 16'4 x 9'9 apx



Spanning the whole top floor of the property this is a most generous and luxurious space, affording plenty of space for freestanding furniture, being neutrally decorated with two Velux style rooflights affording natural light, useful eaves storage and access to both walk-in wardrobe and en suite.





### EN SUITE SHOWER ROOM 7'9 x 6'11 apx



Positioned just off the main bedroom, being of a good size and furnished with a contemporary three piece white suite with half tiled surround and tiled flooring comprising a low level w.c, wall hung wash basin with vanity unit beneath, feature illuminated wall mirror, shower cubicle and Velux style roof light.



### WALK IN WARDROBE 7'9 x 6'8 apx

An extremely useful addition to the main bedroom being of a generous size with space for storage and hanging.



## VIEWS



The property enjoys views towards moorland to the rear (photo taken from Bedroom One).

## FRONT EXTERNAL & DRIVEWAY

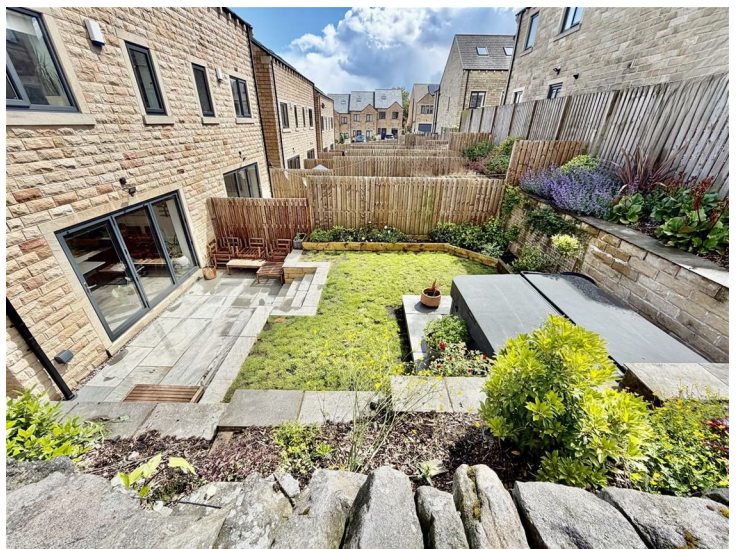


The property is approached by a shared lane leading to the property at the end which has a private double width block paved driveway with well stocked border, further visitor parking opposite and side storage area with gate leading to rear garden.



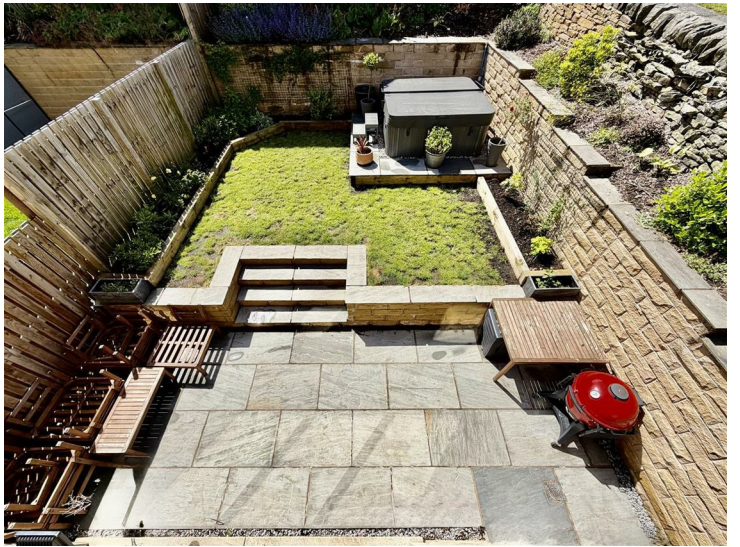
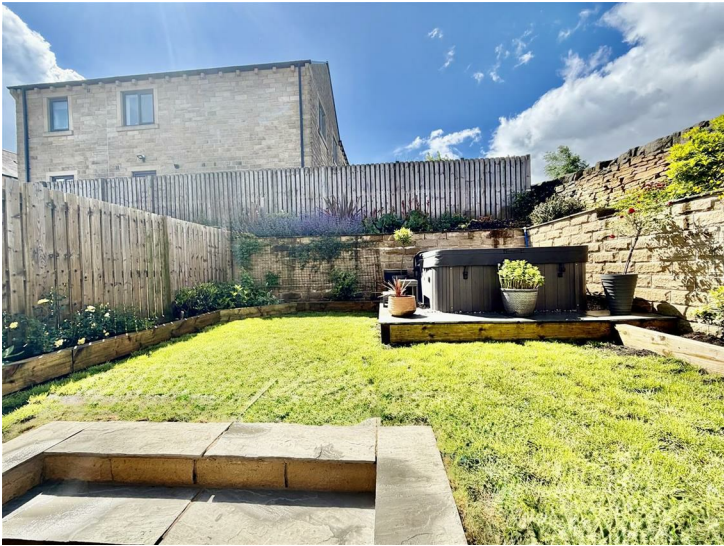


**REAR GARDEN**



The rear garden can be accessed both to the side via a pedestrian gate and from the dining kitchen and has been thoughtfully landscaped to include a lower level paved patio ideal for al fresco dining and steps up to a lawn with raised well stocked borders and hot tub (may be included subject to sale price or negotiation).







## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees / Band D

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Private Driveway Parking

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

DISPUTES:  
There have not been any neighbour disputes

RIGHTS OF WAY:  
We are advised that there are no pedestrian rights of way which concern this property but there is a shared vehicular right of way leading to the property.

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.

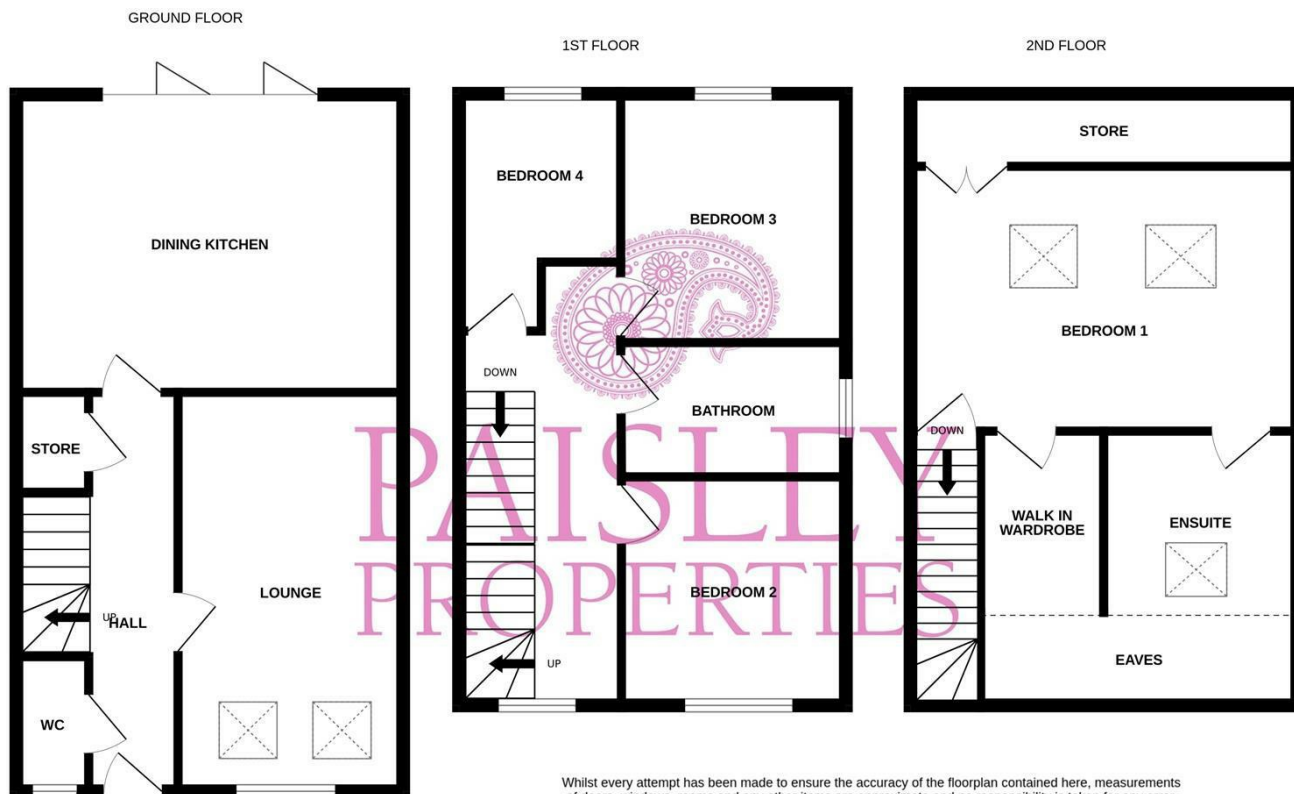
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

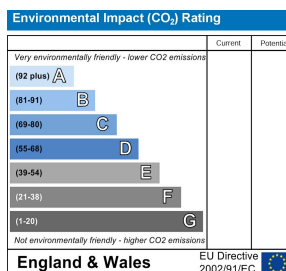
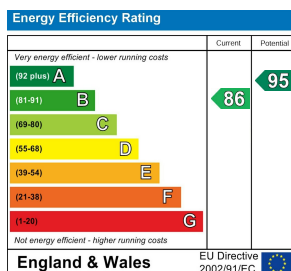
You are advised to check availability and book a viewing appointment prior to travelling to view.





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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