

2 Westgate,  
Meltham HD9 5NR

OFFERS IN THE REGION OF  
£115,000



A NEWLY IMPROVED TWO BEDROOM TERRACE WITH MODERN, NEUTRAL INTERIOR AND SHARED REAR GARDEN AND ON STREET PARKING OCCUPYING CONVENIENT POSITION IN CENTRE OF POPULAR VILLAGE. NO VENDOR CHAIN.

FREEHOLD / COUNCIL TAX BAND: A/ EPC: C

PAISLEY  
PROPERTIES

**LIVING ROOM 55'9"16'4" x 36'1"16'4" maximum**



You enter the property through a Upvc double glazed front entrance door into this welcoming, bright and spacious living room which affords plenty of space for freestanding furniture and being newly decorated and carpeted in neutral tones, the focal point being a fireplace with marble tiled hearth and contemporary surround housing a stove effect electric fire, having a double glazed leaded window to the front elevation, door with turned staircase to first floor and door to kitchen.



## KITCHEN 8'3 x 7'3 maximum



Being recently refitted with a range of modern olive coloured wall and base units with contrasting work surfaces and tiled surround, single drainer sink unit, four plate induction hob with stainless steel extractor hood over, integrated microwave oven, plumbing for washing machine, fitted display shelving, double glazed window and door to rear and door with steps down to useful cellar.

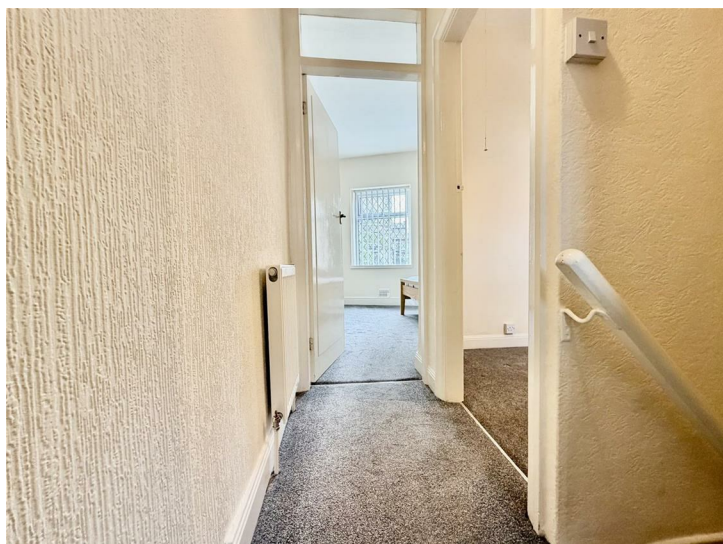
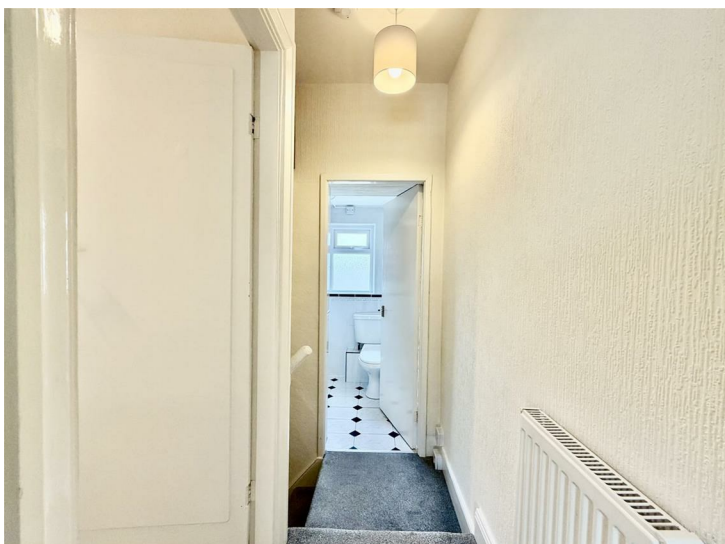


## CELLAR



Accessed via turned stone steps and leading to a useful cellar store including stone shelving, power, lighting and further plumbing for a washing machine.

## FIRST FLOOR LANDING



A turned staircase leads from the living room to a spacious landing area having fitted over stairs storage and doors to bedrooms.

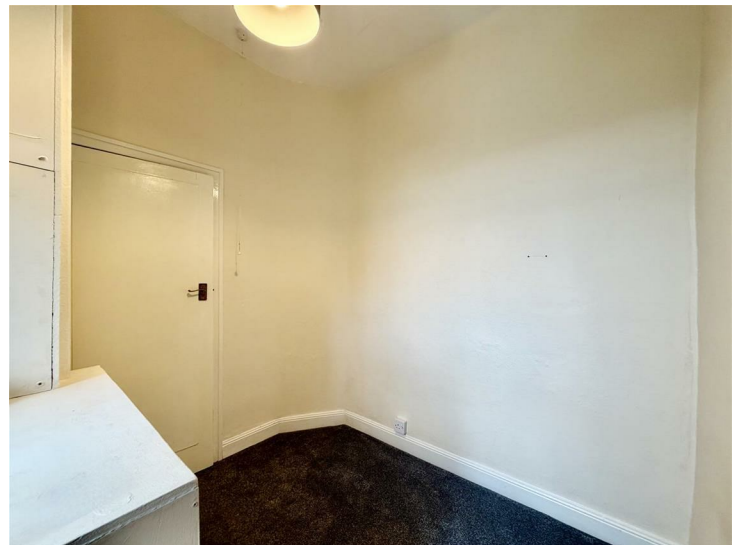
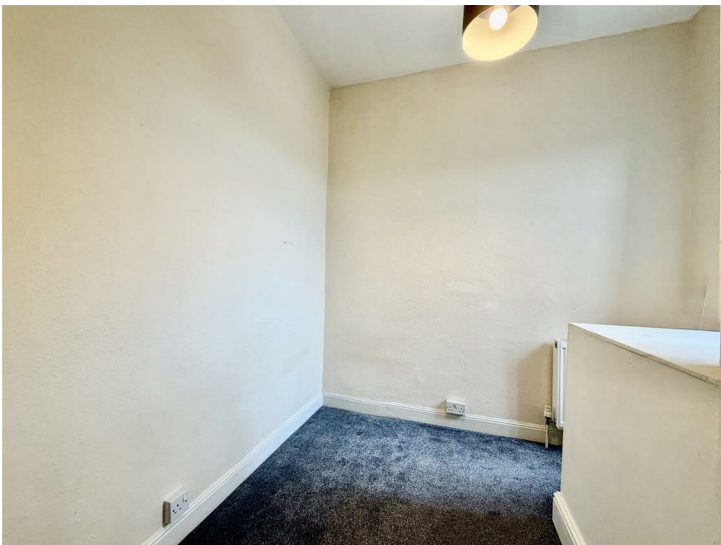
## BEDROOM ONE 11'5 x 7'4 maximum



Positioned to the front this is a generously sized double bedroom again being newly decorated and having two Upvc double glazed leaded windows, loft access hatch and coving to the ceiling.



## BEDROOM/BOX ROOM TWO 8'8 x 7'0 maximum



A second single bedroom or alternatively home office positioned to the rear being newly decorated, wall mounted gas combination boiler and double glazed window.



**SHOWER ROOM 4'4 x 5'6 apx**



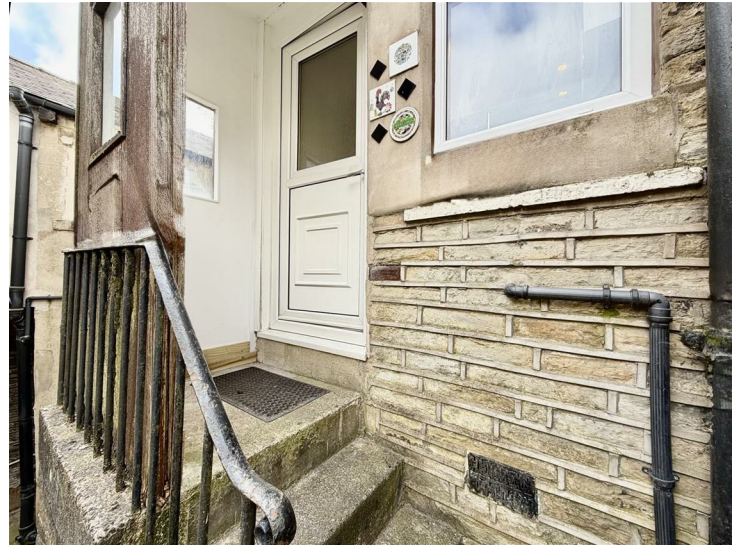
Being furnished with a three piece white suite with tiled surround and tiled flooring comprising a low level w.c, hand wahs basin with vanity unit beneath, shower cubicle housing Mira shower, wall mounted electric fan heater and double glazed frosted rear window.



## EXTERNAL REAR



To the rear steps from the kitchen with covered timber storm porch lead down to a shared yard area with space for bin storage and hanging rights.



### **\*MATERIAL INFORMATION**

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees / Band A

PROPERTY CONSTRUCTION:  
Standard stone and block

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

PARKING:  
On street parking

RIGHTS OF WAY: We are advised that there are pedestrian shared rights of way to the rear

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.

## **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**

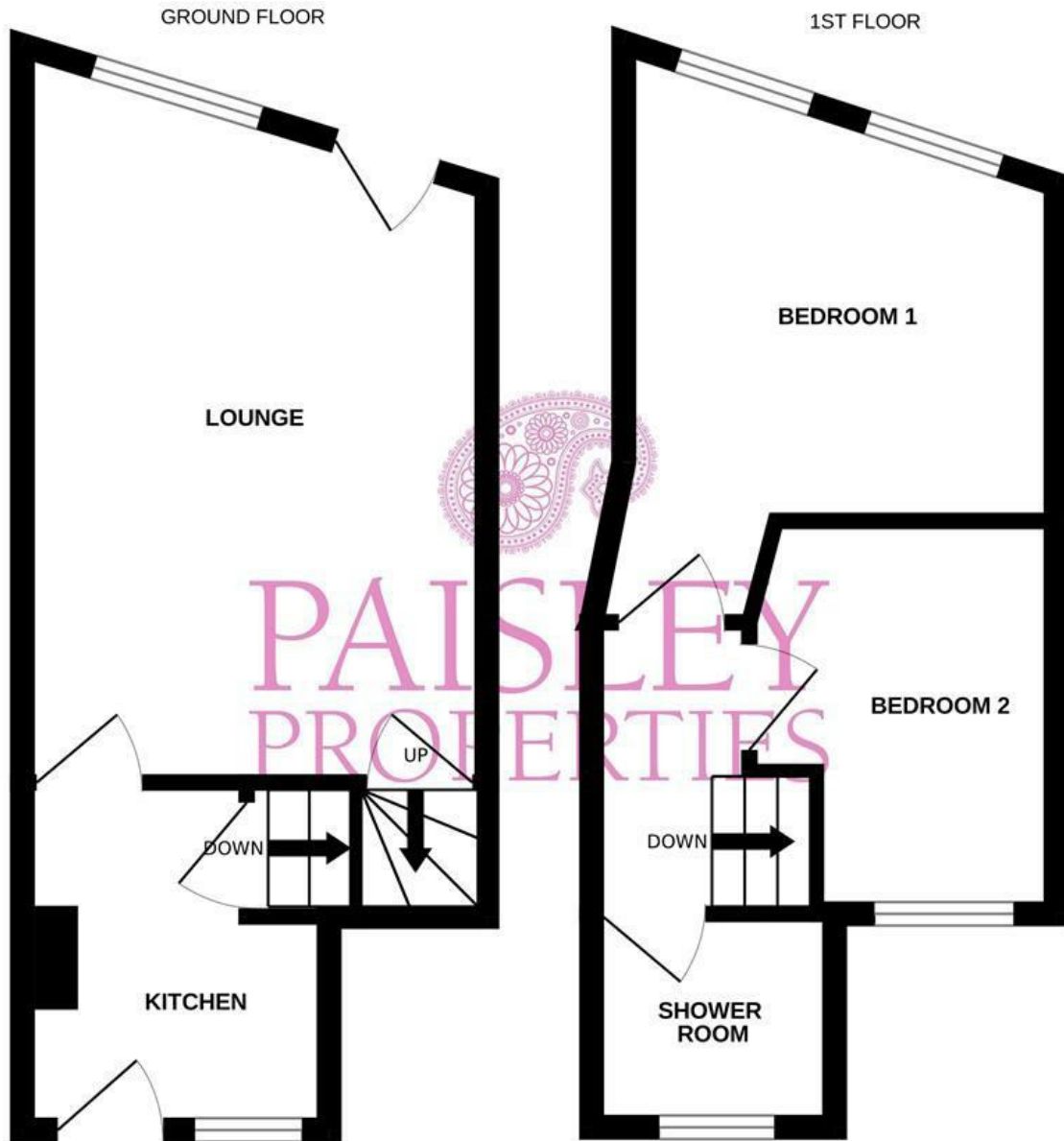
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided 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.

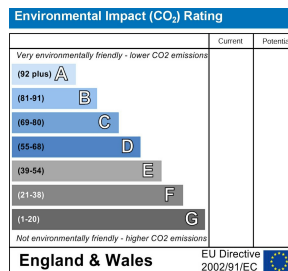
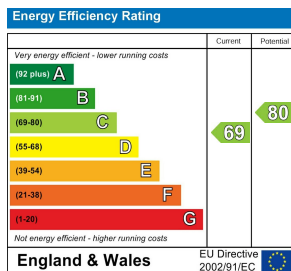
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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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