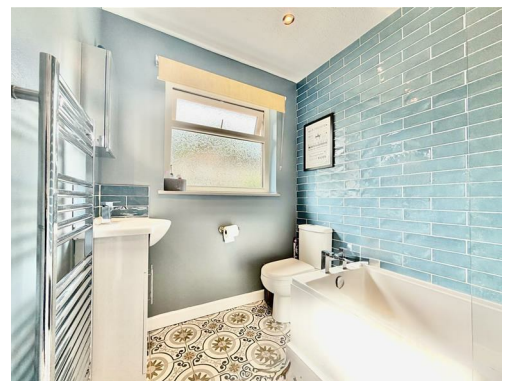


130 Wessenden Head Road,
Meltham HD9 4HR

OFFERS OVER
£280,000



A WELL PRESENTED BAY FRONTED TWO/THREE BED SEMI DETACHED WITH
DRIVEWAY AND EXTENSIVE REAR GARDENS ON FRINGES OF POPULAR VILLAGE.

FREEHOLD / COUNCIL TAX BAND: C / EPC: D

PAISLEY
PROPERTIES

HALLWAY



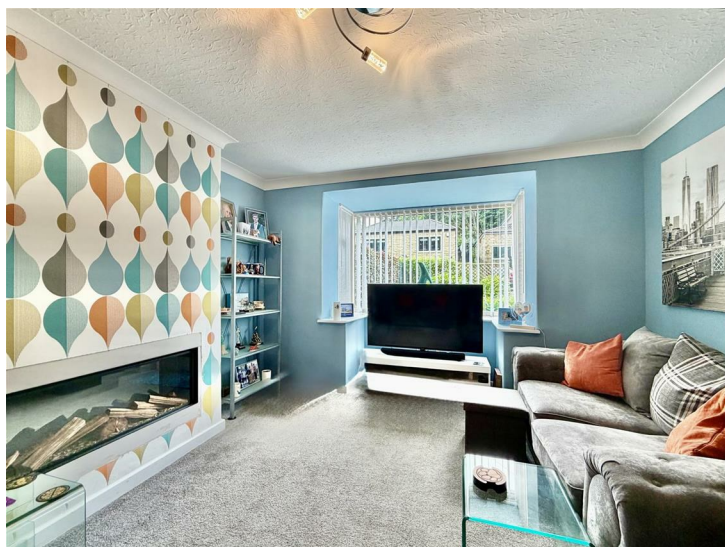
You enter the property through an attractive composite style front entrance door with glazed inserts, having herringbone style flooring, stairs to first floor and doors to living room and kitchen.



LIVING ROOM 11'5 x 13'5 maximum into bay



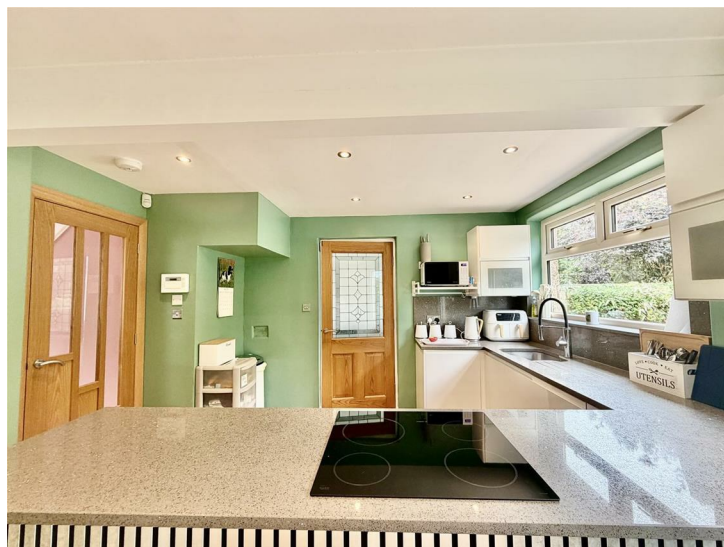
Positioned to the front this is a bright and spacious living room with generous space for freestanding furniture including a feature log effect inset electric fire and walk-in double glazed window to the front.



DINING KITCHEN 17'11 x 11'7 apx



A most spacious multi-purpose room positioned to the rear including a continuation of the herringbone flooring, fitted kitchen area having modern base cupboard units with contrasting polished granite work surfaces, integrated electric oven, four plate ceramic hob, stainless steel sink unit with instant hot water tap, fitted breakfast bar for informal dining, recessed spotlighting to the ceiling, Upvc double glazed rear window being open plan to further living/dining space with feature contemporary electric fire and sliding bi-fold doors leading directly outside. A frosted side door leads to the utility porch.





SIDE UTILITY PORCH 10'6 x 4'7



A most useful addition to the accommodation having space for washer, dryer and fridge freezer, Upvc double glazed windows and composite style door giving access to the front.

FIRST FLOOR LANDING



Stairs ascend to the first floor landing having Upvc double glazed side window, doors to all rooms and loft hatch to ceiling giving access to a fully boarded loft space.

BEDROOM ONE 11'7 x 11'8 maximum



Positioned to the rear this is a generous double bedroom having double glazed window overlooking the rear garden and sliding door leading to dressing room.



DRESSING AREA/ FORMER BED THREE 7'0 x 7'0 maximum



Formerly the third bedroom this room has been carefully converted into a dressing room although the original door remains and could readily be reverted with minimal effort, currently having fitted wardrobes with sliding mirror doors double glazed timber framed rear window.

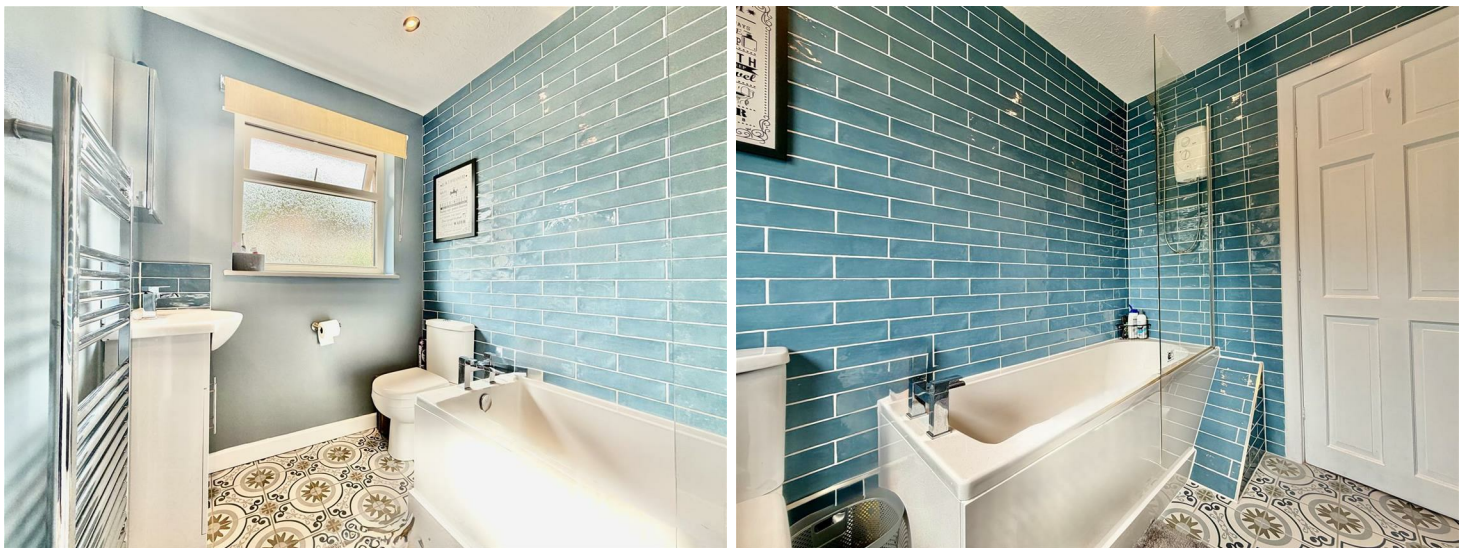
BEDROOM TWO 11'8 x 11'8 apx



Positioned to the front this is a second generous double bedroom having fitted wardrobes with mirror doors and double glazed window to the front.



FAMILY BATHROOM 7'6 x 6'0 apx



Positioned to the front of the property and being furnished with a modern three piece white suite with attractive contrasting metro-style tiled surround and pattern tiled flooring comprising a low level w.c, hand wash basin with vanity unit beneath, panelled bath unit with shower over and fitted screen, vertical towel rail radiator and frosted window to the front.



EXTERNAL FRONT AND PARKING



To the front the property is approached by a driveway providing off street parking with further attractive rein frontage, gravel fore-garden with planted borders and hedged borders and access to the side leads to the rear garden.



REAR GARDEN



The enclosed tiered rear garden is of a most generous size set over three levels having been thoughtfully landscaped at considerable expense for ease of maintenance including an upper resin level with space for al fresco dining, outside power and raised borders and lower artificial lawn with raised vegetable planters, greenhouse and useful timber store. We are also advised that there was previously a detached garage to the lower level and although now fenced, access remains offering potential for reinstatement of a garage or potential parking if required.





***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band C

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway parking

DISPUTES:
There have not been any neighbour disputes

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

BUILDING SAFETY:
There have not been any recent structural alterations to the property. Buyers advised to enquire regarding historic works or alterations.

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. *

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.

AGENTS NOTE

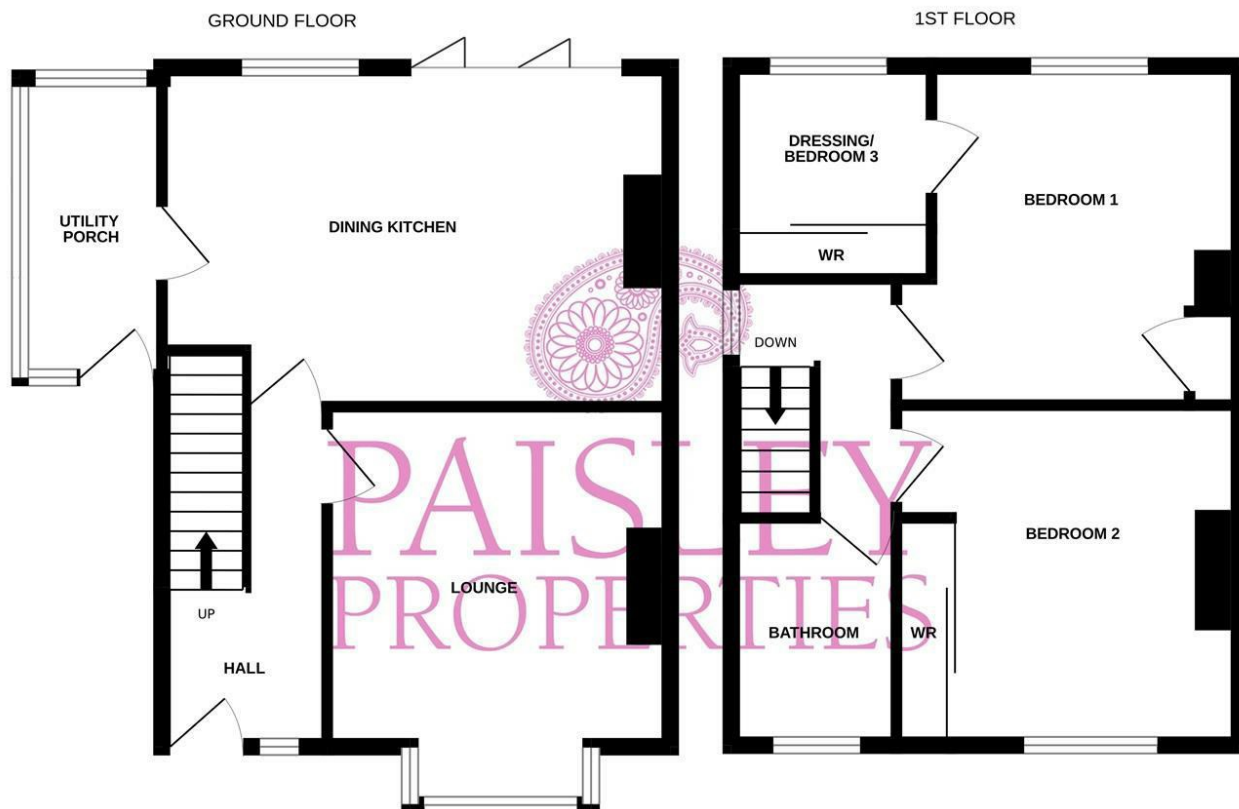
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided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

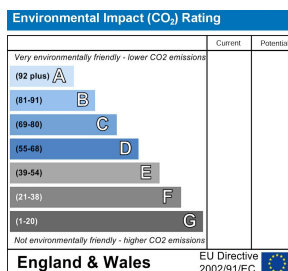
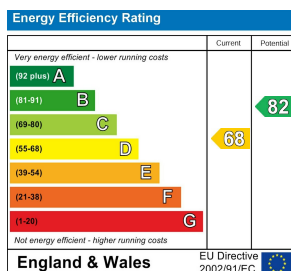
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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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