

80 Slaithwaite Road,
Meltham HD9 5PW

OFFERS AROUND
£435,000



A SUPERBLY APPOINTED AND DECEPTIVELY SPACIOUS TWO STOREY THREE BEDROOM DETACHED PROPERTY AFFORDING STYLISH AND FLEXIBLE FAMILY ACCOMMODATION SET IN GENEROUS GARDENS WITH DRIVEWAY AND GARAGE ON OUTSKIRTS OF POPULAR MELTHAM VILLAGE.

FREEHOLD / COUNCIL TAX BAND: D / EPC: C

PAISLEY
PROPERTIES

ENTRANCE HALL



You enter the property through an attractive composite style front door with open storm porch into this welcoming L-shaped hall which includes a turned staircase to the first floor, doors to ground floor rooms and opening to kitchen.



LIVING ROOM 15'10 x 14'1 apx



Positioned to the front of the property this is a spacious room with plenty of space for freestanding furniture having a feature log burning stove set within an attractive stone hearth and surround having Upvc double glazed windows to both the front and side elevations.



DINING KITCHEN 13'9 x 13'9 maximum



Being semi-open plan from the hallway and positioned to the rear of the property this is a generously sized room including a comprehensive range of contemporary wall, base and drawer units with contrasting polished granite work surfaces, inset single drainer sink unit, integrated double oven, four plate ceramic hob, integrated fridge, freezer and dishwasher, attractive fitted wood flooring, ample space for dining table, recessed spotlighting to ceiling, window to side and double doors to rear giving direct access to the garden.



BEDROOM TWO 11'2 x 10'10 apx



Positioned to the front of the property this is a well proportioned double bedroom with space for freestanding furniture having recessed spotlighting and double glazed window to the front.



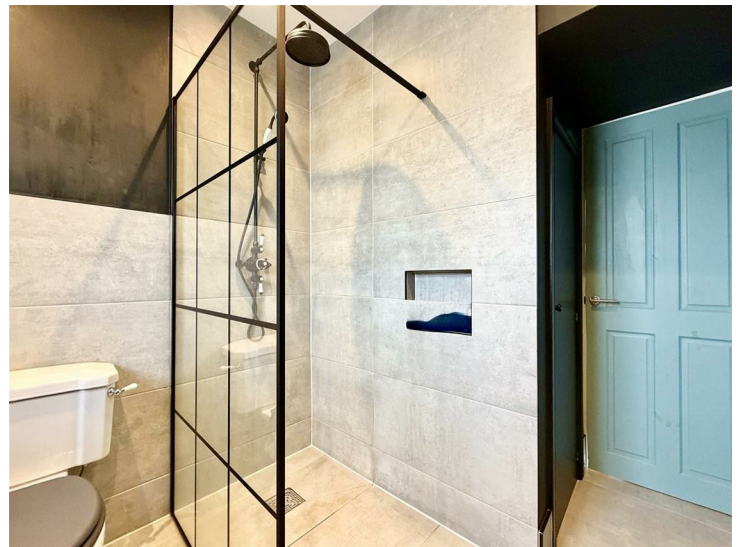
BEDROOM THREE/SITTING ROOM 12'9 x 11'2 apx



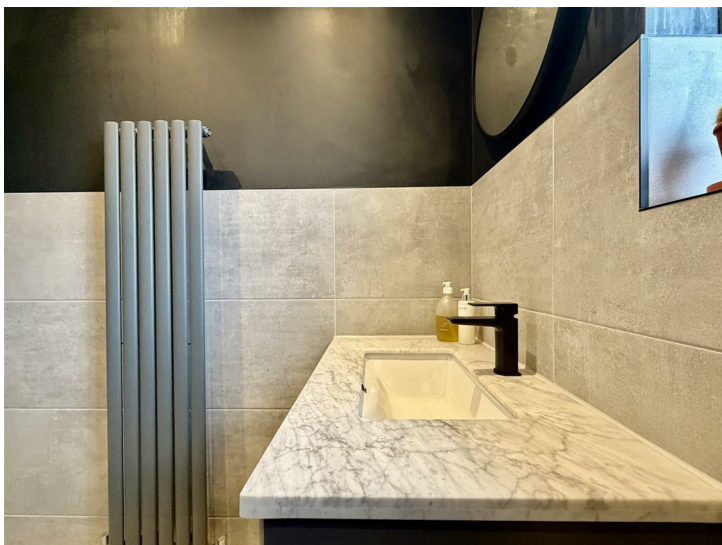
Positioned to the rear of the property and affording a host of potential uses, currently used as a spacious family room and study but equally useful as a good sized third double bedroom having Upvc double glazed doors leading to rear garden.



SHOWER ROOM 8'6 x 6'10 maximum



Positioned to the rear and luxuriously appointed with a contemporary three piece suite with half tiled surround and tiled flooring including a low level w.c, fitted wash basin with marble top and vanity storage beneath, walk-in shower area, fitted vertical radiator, useful storage cupboard and double glazed frosted window to the rear.



FIRST FLOOR LANDING



A turned staircase ascends to the first floor and leads to a bright and spacious landing having fitted rooflight allowing the light to flood in, spindled balustrade, useful fitted wardrobe space and access to principal bedroom and house bathroom.



BEDROOM ONE 12'1 x 11'3 apx



A very good sized double bedroom having fitted Velux roof lights to front and rear with fitted blinds, recessed spotlights to the ceiling and space for freestanding furniture.



FAMILY BATHROOM 12'1 x 9'8 maximum



A particularly good sized family bathroom being furnished with a three piece white suite comprising low flush w.c, pedestal hand wash basin, contemporary roll top bath with shower attachment, further space for free standing furniture, rooflight to the front elevation and access to useful eaves storage.



FRONT EXTERNAL AND GARAGE



The property occupies a particularly generous level plot including a sizeable tarmac driveway providing multi vehicle parking leading to a sectional concrete detached garage with front up and over door, power and lighting (Garage: 19'4 x 11'11 apx) and neat lawned front garden with further paved frontage with space for table and chairs and hedged boundary to the front affording a degree of privacy.





REAR GARDEN



To the rear can be found a generous, level garden which includes a large paved patio, ideal for outside dining or entertaining, planted trees for screening and a further extensive lawned garden beyond.



VIEW



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band D

PROPERTY CONSTRUCTION:
Standard brick and block

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

PARKING:
Driveway parking 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.

AGENCY 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.

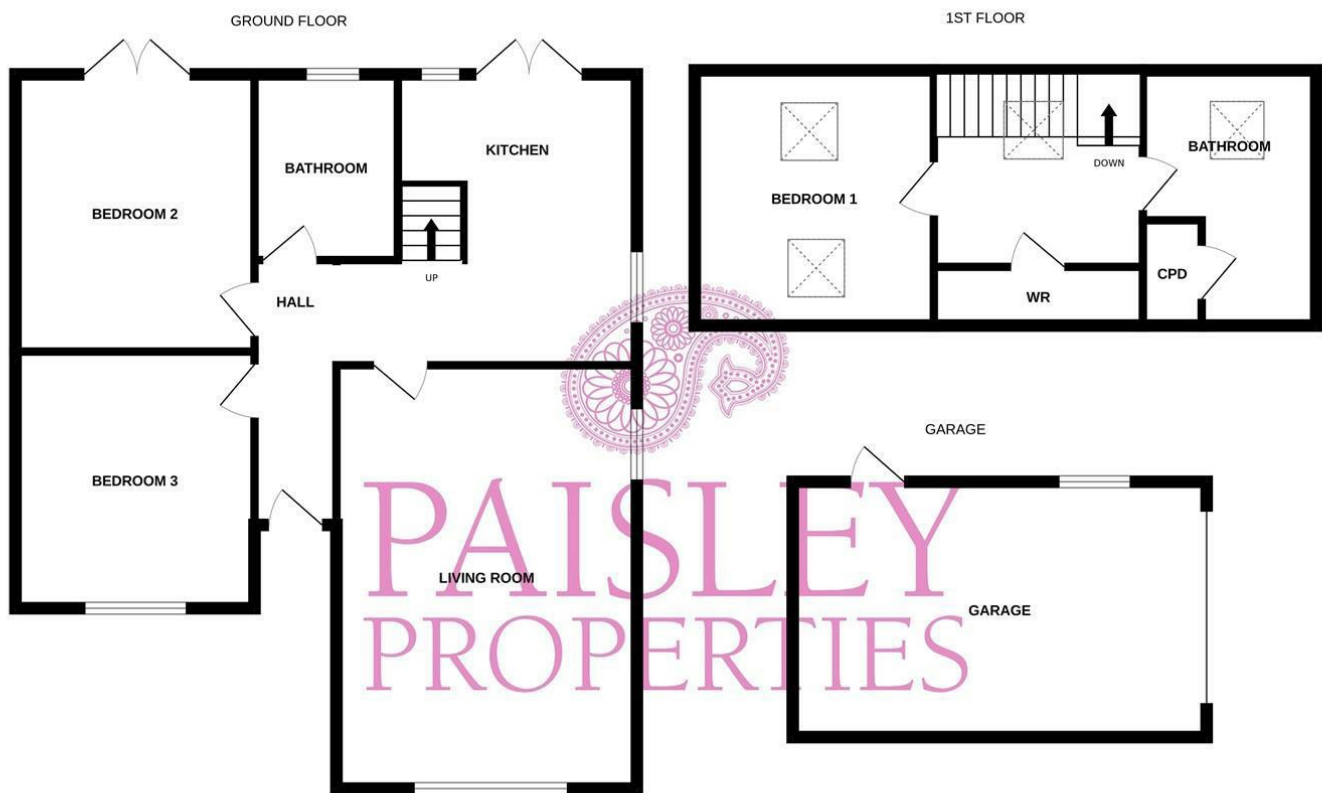
MORTGAGES

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.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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