

19 Thomas Wroe Way,
Meltham HD9 5AN

OFFERS IN THE REGION OF
£379,950



A SUPERBLY PRESENTED & MODERN FOUR BEDROOM DETACHED WITH GARDENS AND GARAGE ON THIS POPULAR RECENT DEVELOPMENT CLOSE TO LOCAL SCHOOLS AND VILLAGE AMENITIES. NO VENDOR CHAIN.

FREEHOLD / COUNCIL TAX BAND: E / EPC: B

PAISLEY
PROPERTIES

HALLWAY



You enter the property through an attractive composite style front entrance door into this welcoming hallway with feature Herringbone flooring underfoot, door to living room and stairs ascending to the first floor.

LIVING ROOM 12'4 x 16'11 maximum



A most spacious living room positioned to the front of the property, again having Herringbone style flooring, generous space for freestanding furniture, walk in bay window and door leading through to dining kitchen.



LIVING/DINING KITCHEN 18'11 x 15'4 maximum



Positioned to the rear this is a most spacious and flexible open plan room with Herringbone flooring continuing underfoot, having generous space for living and dining areas as well as a kitchen area fitted with a comprehensive range of contemporary wall, base and drawer units with contrasting work surfaces and metro tiled splashbacks, inset ceramic sink unit, integrated oven, gas hob with extractor over, fridge, freezer and dishwasher, double glazed rear window, walk in bay with double doors to garden and internal door to utility.





UTILITY 7'4 x 5'3 apx



An excellent addition to the accommodation positioned just off the kitchen and having fitted matching cottage style wall and base units with woodblock work surfaces, glazed door leading to garden and internal door to w.c.

WC 5'3 x 3'8 apx



Being positioned just off the utility and furnished with a modern two piece suite with contrasting half tiled surround and matching flooring comprising low flush w.c, pedestal hand wash basin and double glazed frosted window to the side.

FIRST FLOOR LANDING



Stairs ascend from the hallway to this bright and spacious first floor landing which includes a spindled balustrade, two useful storage cupboards, ceiling hatch with access to loft space and doors leading to all bedrooms and family bathroom.

BEDROOM ONE 12'2 x 12'4 maximum



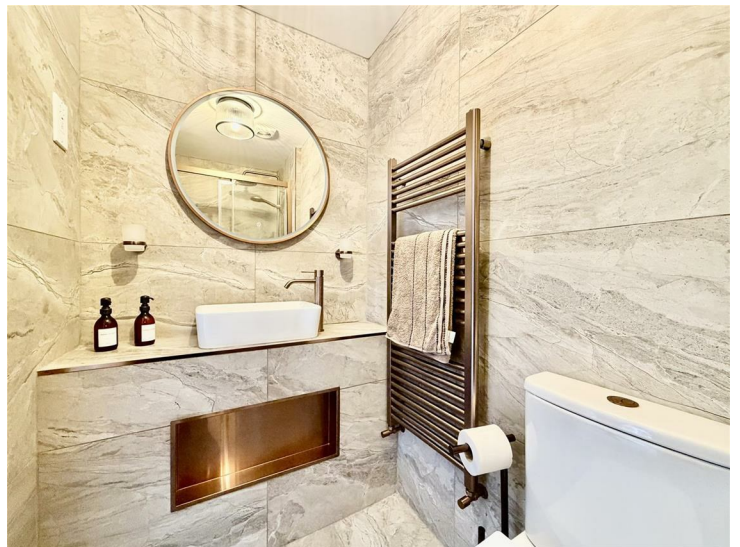
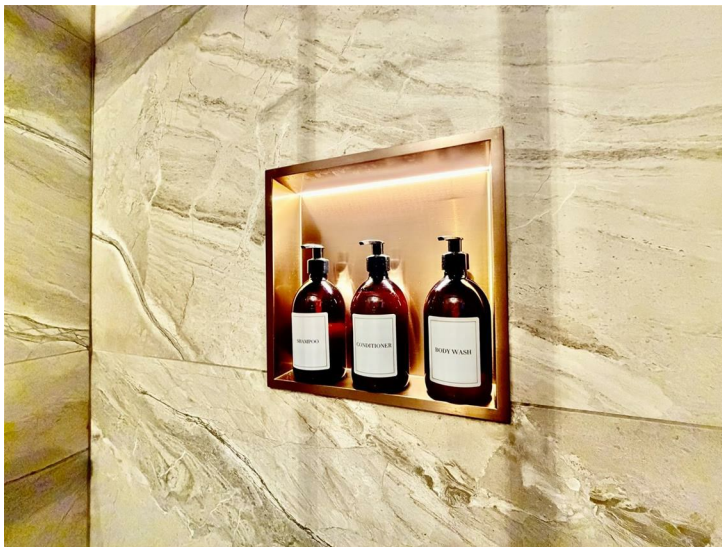
Positioned to the front this is a most spacious double bedroom having fitted wardrobes to one wall with further generous space for freestanding furniture, double glazed window to the front and door leading to en suite shower room.



EN SUITE SHOWER ROOM 7'3 x 4'2 maximum



Positioned just off the main bedroom and being luxuriously appointed with a contemporary three piece suite with contrasting marble tiling and tiled flooring, with brushed copper fittings including a walk in shower with feature rainfall shower, low level w.c, fitted wash basin with vanity surround and shelving and fitted brushed copper towel rail radiator.



BEDROOM TWO 12'5 x 9'2 maximum



Positioned to the front this is a good sized second double bedroom having fitted wardrobes with further space for freestanding furniture and double glazed window.



BEDROOM THREE 12'3 x 8'8 maximum



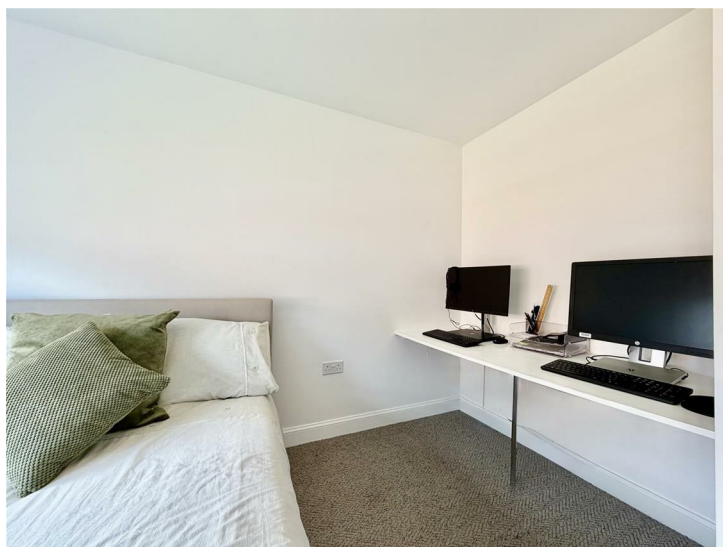
Positioned to the rear of the property this is a third double bedroom again having fitted wardrobes and double glazed window to the front elevation.



BEDROOM FOUR 11'2 x 8'9 maximum



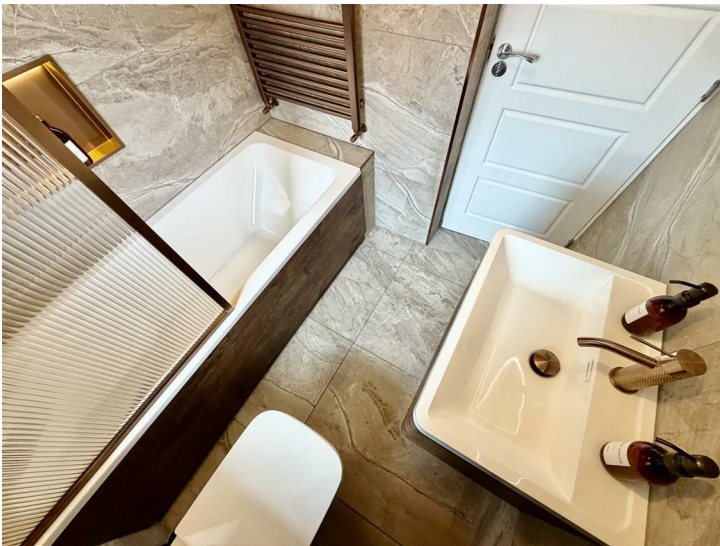
A well proportioned fourth double bedroom currently used as a combined home office and guest bedroom having fitted desk area and double glazed window to the rear.



FAMILY BATHROOM 6'1 x 6'0 apx



Positioned to the rear and again luxuriously appointed with a contemporary three piece white suite with contrasting marble tiled surround, flooring and brushed copper fittings comprising low level w.c, fitted wash basin with vanity unit beneath and wall mounted illuminated mirror, panelled bath unit with rainfall shower over, fitted screen and alcove tiled shelving, fitted vertical radiator and frosted radiator to the rear.



EXTERNAL FRONT AND GARAGE



To the front a double width tarmacadam driveway provides off street parking and leads to the integral single garage (17'11 x 8'5 maximum) with up and over door, power and lighting, open lawn to the front with well stocked borders and pedestrian gate to the side giving access to the rear garden.

EXTERNAL REAR GARDEN



Accessed both to the side and from the kitchen this is a generous enclosed rear garden ideal for outside dining and family life including a sizable lawn with paved patio with fenced boundaries.



MATERIAL INFORMATION

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band E

PROPERTY CONSTRUCTION:
Standard stone, brick and block

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

ADDITIONAL COSTS:
We are advised that there is a management company to look after the communal areas and landscaping around the development for which a charge of £126.28 pa is payable.

PARKING:
Driveway and garage

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have been no previous 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
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

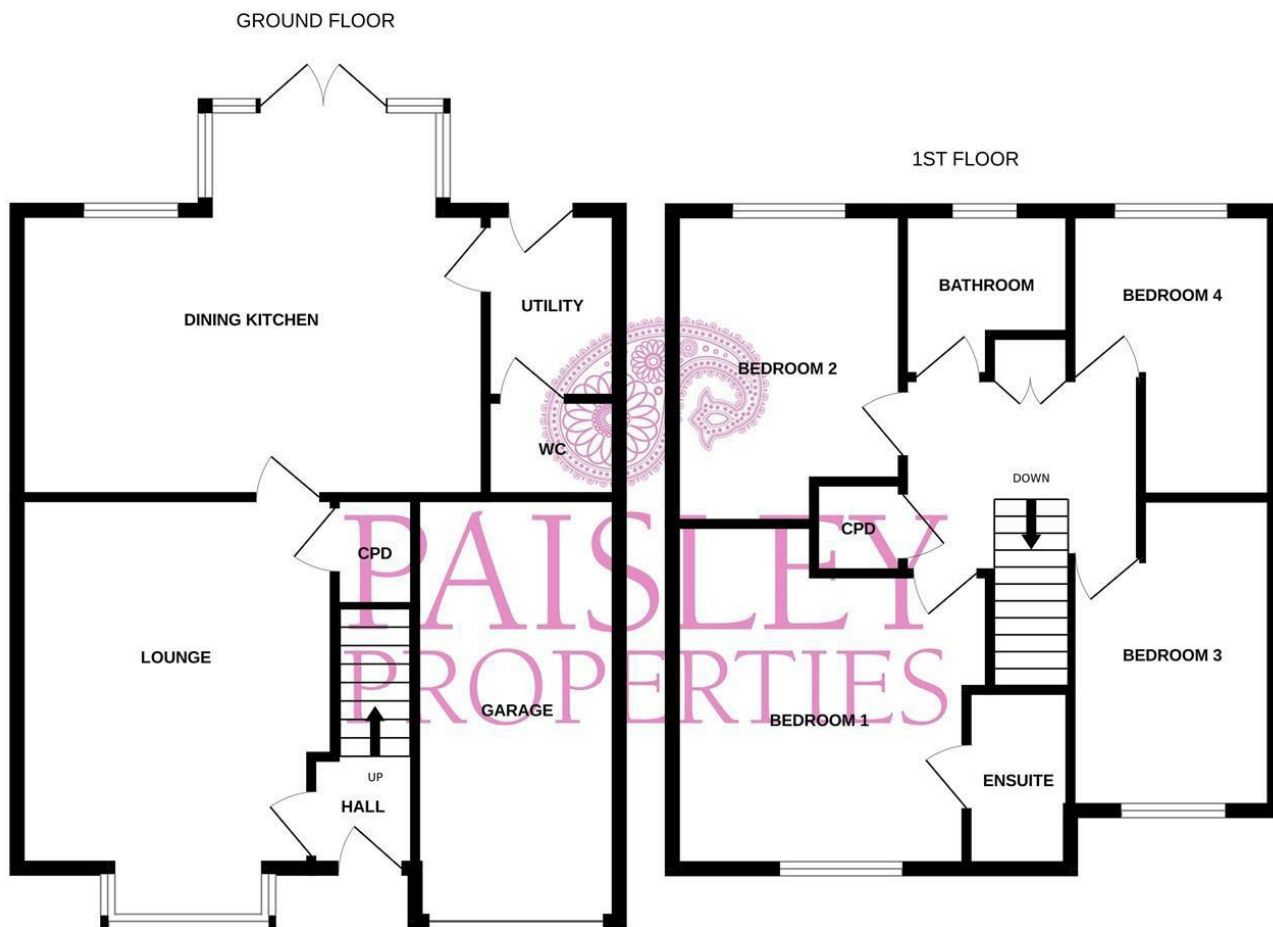
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided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

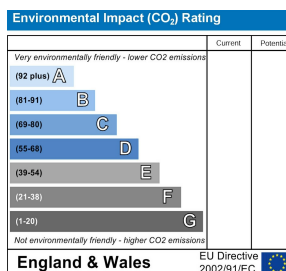
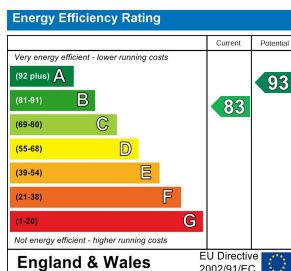
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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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