



NESTLED IN THE HEART OF MELTHAM VILLAGE AND LOVED FOR OVER 60 YEARS, THIS CHARMING THREE BEDROOM END TERRACE FAMILY HOME BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION THROUGHOUT, A WELL MAINTAINED REAR GARDEN AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.

ENTRANCE HALLWAY

You enter the property through a upvc door into a welcoming entrance hallway. This space has lovely high ceilings and room for removing shoes and coats. A door leads through to the living room and a newly carpeted staircase ascends to the first floor landing.

LIVING ROOM 16'6" max x 13'4" max

This generous size reception room is beautifully decorated and flooded with natural light through its front facing windows. There are high ceilings, picture rails, deep skirting, floor to ceiling fitted cabinetry and ample space for freestanding living room furniture. A coal effect gas fire with marble surround gives a lovely focal point to the room. A door leads through to the breakfast kitchen and back through to the entrance hallway.

* The vendor informs us that under the living room carpet is the original Parquet flooring*



BREAKFAST KITCHEN 11'5" max x 10'7" max

Positioned to the rear of the property with garden views is the breakfast kitchen which is bursting with potential. The kitchen itself is fitted with timber effect wall and base units, contrasting work surfaces, a stainless steel sink with mixer tap over and tiled splashbacks. There is space for a freestanding electric oven and plumbing for a washing machine. Vinyl flooring flows underfoot, a breakfast bar allows room for informal dining and a large window allows light to flow through the space. Doors open to the utility/pantry, understairs storage room, back to the living room and an external door opens to the garden.

* This space could be opened up to a good size dining kitchen with a ground floor W.C subject to planning*



UTILITY/PANTRY 6'5" apx x 4'2" apx

Handily positioned off the kitchen is this good size utility room/ pantry which houses the boiler, could easily have room for a fridge, freezer and tumble dryer with ample shelving and a rear obscure window.

STORAGE ROOM 14'6" max under the stairs x 4'2" max

A spacious under stairs storage space accessed from the kitchen with a side obscure window and provides ample storage for every day household items.

FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the newly carpeted first floor landing which has a side window, doors to the three bedrooms, the house bathroom and a useful storage cupboard with shelving and a heater, perfect for towels and bed linen. A hatch with a pull down ladder gives access to the part boarded loft.

BEDROOM ONE 12'8" max x 10'4" max

Located at the front of the property is this good size double bedroom which is nicely decorated, has a recently fitted carpet, ample room for freestanding furniture and an original cast iron feature fireplace. Windows gives an outlook over rooftops and the street scene below. A door leads to the first floor landing.



BEDROOM TWO 13'9" max x 8'3" max

Another double bedroom located to the rear of the property with lovely garden views from its window. There is space for freestanding bedroom furniture, a newly fitted carpet, a cast iron fireplace, a space saving pull down double bed and a fitted overhead storage unit with side cabinetry. A door leads to the first floor landing.



BEDROOM THREE 10'4" max x 7'5" max

Located at the rear of the property with garden views is this bright small double bedroom which benefits from floor to ceiling fitted wardrobes, a newly fitted carpet and space for bedroom furniture and a door leads to the first floor landing.



BATHROOM 8'3" apx x 5'10" apx

The house bathroom is fitted with a white three-piece white suite, including a bath with shower over, a wall hung hand wash basin with and a low level W.C. The room is partially tiled with laminate flooring underfoot, a large obscure glazed window and a door leads through to the first floor landing.



EXTERNAL AND REAR GARDEN

To the rear of the property there is a low wall and fence enclosed garden which has a patio adjoining the property allowing for outdoor entertaining, plenty space for garden furniture and room for a timber outbuilding. Through a gate to the rear section of the garden is a decorative pebble area surrounded with well maintained flower bed borders and well established shrubs and plants.

The property has on street parking.



***MATERIAL INFORMATION**

TENURE:

Freehold

ADDITIONAL COSTS:

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

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band B

PROPERTY CONSTRUCTION:

Stone

PARKING:

On Street Parking

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

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

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.

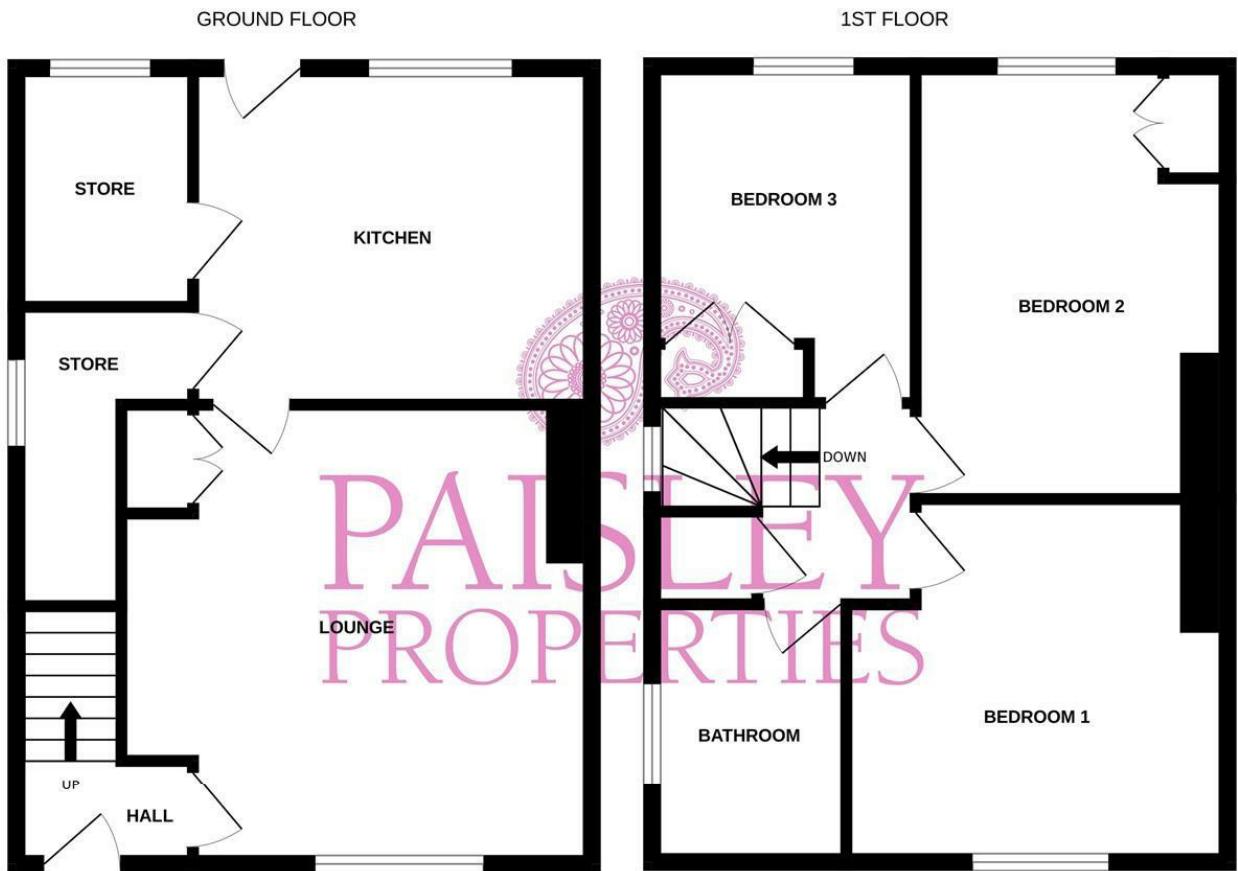
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

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.

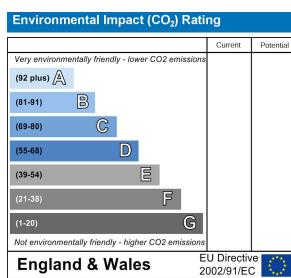
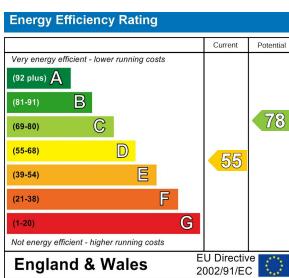
SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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