

19 Tinker Lane,
Meltham HD9 4EX

£349,950



THIS SUPERBLY PRESENTED AND EXTENDED FOUR/FIVE BEDROOM SEMI DETACHED FAMILY HOME BOASTS STYLISH, SPACIOUS AND VERSATILE LIVING ACCOMMODATION, A FANTASTIC GARDEN ROOM EXTENSION AND DELIGHTFUL ENCLOSED REAR GARDEN WITH DRIVEWAY FOR MULTIPLE VEHICLES, ALL CLOSE TO POPULAR MELTHAM VILLAGE CENTRE AND SCHOOLING.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through an attractive composite style door with leaded insert, solid carbonised oak flooring, flows underfoot and generous, useful fitted understairs storage. A staircase leads to the first floor accommodation whilst doors lead to all ground floor rooms.

LIVING ROOM 12'8" x 13'4" into bay



A well proportioned living room positioned to the front of the property and including a feature coal effect living flame gas fire set within a polished stone mantel surround, having fitted shelving to either side. There is a good amount of space to accommodate free standing furniture, walk in bay window and door leading back to hallway.

DINING/FAMILY ROOM 13'1" x 12'1" apx



A versatile and spacious second reception room currently used as both a dining and family/games room having stylish fitted display shelving with feature LED lighting, attractive solid oak flooring underfoot and opening to orangery.



GARDEN ROOM 12'9" x 9'3" apx



A delightful addition to the accommodation affording further living and entertaining space including vaulted ceiling with rooflights allowing natural light to flood the room. Having plenty of space for free-standing furniture, slate effect tiled flooring and double doors leading directly to the rear garden.

KITCHEN 13'11" x 13'3" max



Being extended from the original design and being of a generous size having engineered solid carbonised oak flooring and fitted with a comprehensive range of solid oak shaker style wall, base and drawer units with contrasting solid granite work surfaces and attractive tiled splashbacks, integrated Bosch double oven, four plate glass induction hob with extractor hood over and space for both fridge/freezer and plumbing for dishwasher. Positioned to the rear of the property having window overlooking garden and Velux style rooflight allowing a good amount of natural light.



STUDY/BEDROOM FIVE 10'9" x 6'3" apx



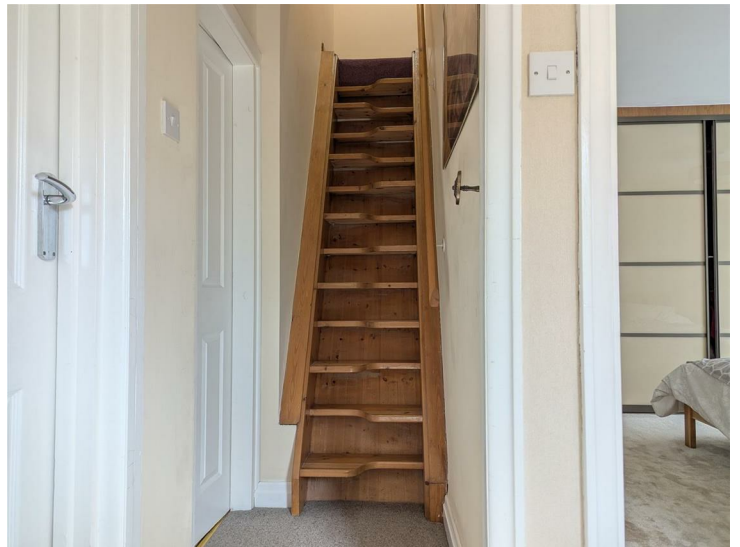
A versatile additional space, currently used as a spacious utility/cloakroom but affording a host of other potential uses, having plumbing for washing machine and space for dryer housed in attractive cupboard store with window to the front. This room may also present itself as an ideal home office, snug or indeed fourth bedroom or those looking for potential annexed accommodation having direct access to en suite shower room.

SHOWER ROOM 5'3 x 6'6 max



Being superbly furnished with a stylish and contemporary three piece white suite with contrasting attractive brick tiled surround, wood effect ceramic tiled flooring including low level w.c, wall hung wash hand basin and generous walk-in shower with folding screen, fitted chrome towel rail radiator and obscure glazed window to side offering natural light.

FIRST FLOOR LANDING



Stairs ascend to the first floor landing which is bright, spacious and neutrally decorated having obscure glazed side window, access to all bedrooms and space-saver staircase to attic space.

BEDROOM ONE 13'1" x 12'2" max



A generous master bedroom positioned to the rear including a bank of fitted wardrobes with sliding mirror doors providing generous hanging and storage, a good amount of space for further freestanding bedroom furniture and window overlooking the rear garden.

BEDROOM TWO 10'10" x 10'10" max



Positioned to the front of the property and currently presented as a generous home office but with plenty of space for free standing bedroom furniture including recess below stairs and window to the front elevation.

BEDROOM FOUR 7'10" x 7'10" apx



A well proportioned fourth bedroom which currently accommodates a 3/4 bed, having window to the front of the property and door leading back to first floor landing.

FAMILY BATHROOM 8'5" x 6'5" apx



Located to the rear of the property and furnished to a particularly high standard with a four piece contemporary white suite with two tone tiled surround and tiled flooring underfoot. Including a bath unit, hand wash basin with vanity unit beneath, low level w.c with concealed cistern, separate shower cubicle, ladder style radiator and obscure glazed window to the rear.

ATTIC BEDROOM 15'10" x 13'4" max



Accessed via timber space-saver steps from the landing area leading to second floor small lobby with door leading into attic room. This is a sizeable space affording a multitude of potential uses. Having reduced headroom in parts yet offering a generous amount of space, including useful eaves storage areas and Velux style roof lights to the side and rear elevations. A building regulation completion certificate is held on file for the loft conversion.

REAR GARDEN



This generous and thoughtfully landscaped enclosed rear garden can be accessed via both the garden room and gated side access. Having been extensively landscaped for easier maintenance with block paving and superb raised seating area with pergola yet retaining a well stocked garden area with ornamental pond, fruit trees and planted borders affording both a tranquil retreat and haven for wildlife. Having an outside water tap and electricity points, there is also a sizeable timber shed, divided into two sections with power and lighting providing a good amount of secure exterior storage.



EXTERNAL FRONT & DRIVEWAY



To the front an attractively paved driveway provides parking for several vehicles. A lawn to the front with planted trees is protected by a stone front boundary wall. Side access via a timber gate leads to the rear.

***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees - Band C

PROPERTY CONSTRUCTION:
Standard block and stone

PARKING:
Driveway parking

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:

There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available

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 (Solar panels fitted to rear elevation for additional heating of water only)

Heating Source - Mains Gas

Broadband - TBC

Solar Panels - the property does have solar panels fitted to a small portion of the rear roof but we are advised these are for secondary heating of the water and not subject to any tariff.

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.

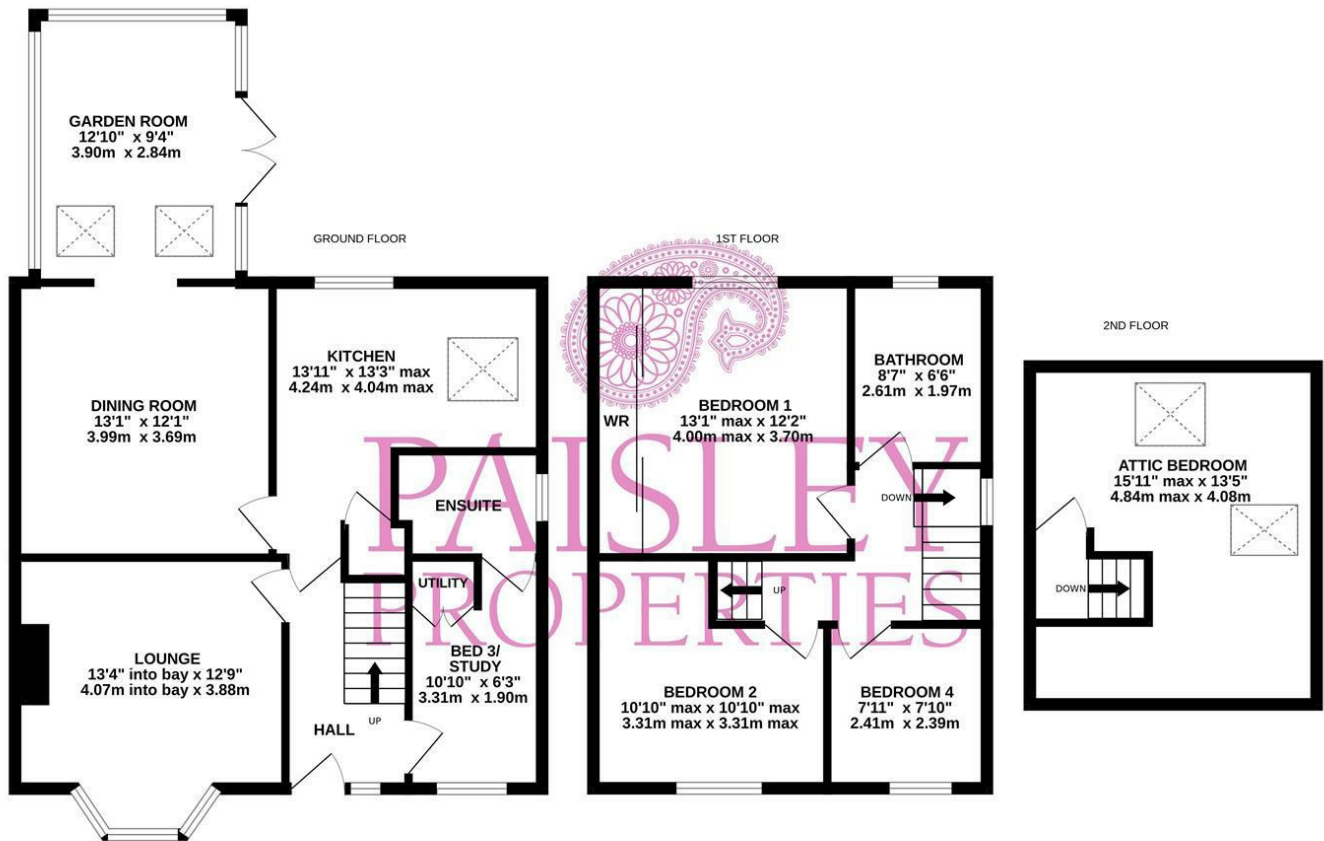
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

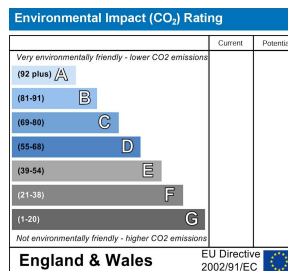
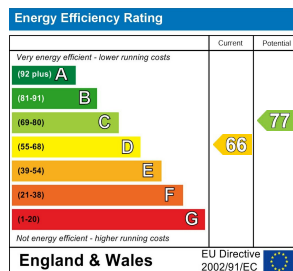
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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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