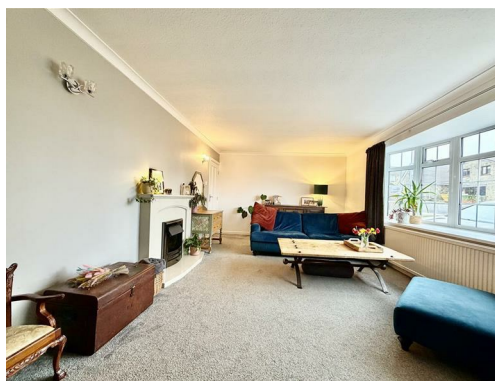


11 Westfield Avenue,  
Meltham HD9 5PY

OFFERS IN THE REGION OF  
£390,000



A MODERNISED AND MUCH EXTENDED THREE BEDROOM/TWO BATHROOM CHALET STYLE DETACHED OFFERING STYLISH AND CONTEMPORARY FAMILY ACCOMMODATION WITH GENEROUS GARDENS, DRIVEWAY AND ATTACHED GARAGE ON THE OUTSKIRTS OF POPULAR MELTHAM VILLAGE AND NEARBY COUNTRYSIDE.

FREEHOLD / COUNCIL TAX BAND: D / EPC: AWAITING

PAISLEY  
PROPERTIES

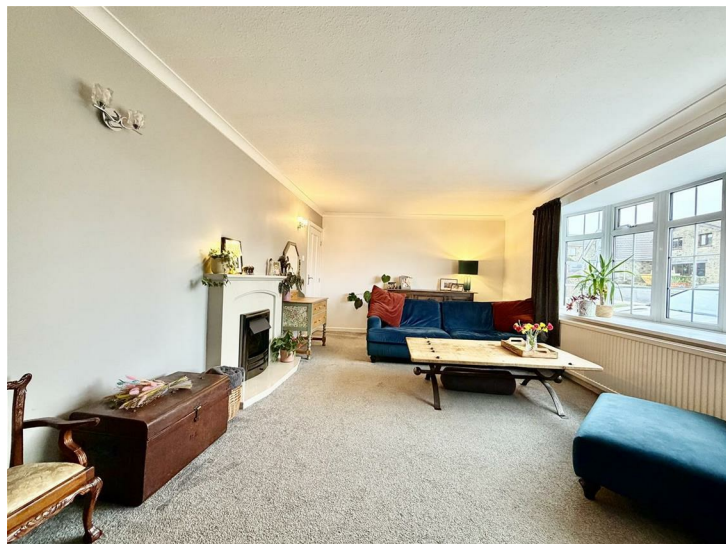
## HALLWAY



You enter the property through a Upvc double glazed leaded side entrance door into this bright, spacious and welcoming hallway having attractive wood flooring underfoot, space for freestanding furniture and hanging space, staircase to first floor with oak spindled bannister and doors to ground floor accommodation.



## LIVING ROOM 20'8 x 11'11 apx



Positioned to the front of the property this is a particularly good sized living room with space for living and dining furniture if required having a feature polished limestone fireplace housing an electric fire, coving to the ceiling and Upvc double glazed bow window to the front elevation.



**DINING AREA 12'7 x 10'4 apx**



Being open plan from the kitchen and positioned to the rear of the property this is a delightful second reception space, useful as both a dining and secondary sitting area having fitted wood flooring underfoot, contemporary vertical radiator, recessed spotlighting, double glazed bi-fold doors to garden and opening to kitchen.



## KITCHEN 12'6 x 10'4 apx



Being open plan from the dining area and fitted to a high standard with a comprehensive range of contemporary and stylish wall, base and drawer units, contrasting work surfaces and matching splashbacks, inset stainless steel sink unit, integrated double oven, gas hob with extractor hood over, fridge, freezer and dishwasher, recessed spotlighting to the ceiling and Upvc double glazed window to the side elevation.



### **BEDROOM ONE 9'11 x 12'8 maximum**



Being positioned to the rear of the ground floor this is a good sized double bedroom which has been neutrally decorated with fitted wardrobe as well as space for freestanding furniture, Upvc double glazed window to the rear and door to en suite.

### **EN SUITE WET ROOM 5'6 x 6'11**



Positioned off bedroom one and furnished with a two piece white suite with full tiled surround comprising low level w.c, pedestal hand wash basin, fitted shower unit and Upvc double glazed frosted side window.

## FIRST FLOOR LANDING



Stairs ascend to the first floor to a spacious landing having a bank of fitted wardrobes to one wall offering generous storage and access to the two first floor bedrooms and bathroom.

## BEDROOM TWO 13' x 12'9



A good sized double bedroom positioned to the rear of the property having ample space for freestanding furniture, further access to useful eaves storage and a Upvc double glazed window to the rear gable,



**BEDROOM THREE 12'1 x 11'11 apx**



A third well proportioned third double bedroom positioned to the front of the property again with access to the eaves.



### **FAMILY BATHROOM 9'5 x 7'5 apx**



Being of a particularly good size and furnished with a modern three piece white suite comprising a low level w.c, pedestal hand wash basin, panelled bath unit with shower over and fitted shower screen, vertical towel rail radiator and Upvc double glazed frosted window to the side elevation.

### **ATTACHED GARAGE 17'2 x 8'11 apx**

Attached to the side of the property and accessed via both the front up and over and side door to the rear garden this is a useful space having power, lighting and window to the rear.

## EXTERNAL FRONT AND DRIVEWAY



The property is approached by a generous driveway affording multi-vehicle parking and leading to the garage with further gravelled fore garden and stone dwarf wall to the front boundary. A side gate gives access to the rear garden.

## REAR GARDEN



To the rear the property enjoys a very good sized, enclosed garden being mainly laid to lawn with further paved patio seating area, useful sectional concrete storage shed and rear access door to garage.





## VIEWS



The property enjoys rooftop views to the front of adjoining countryside.

## **\*MATERIAL INFORMATION**

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees / Band D

PROPERTY CONSTRUCTION:  
Standard stone and block

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

PARKING:  
Driveway parking and attached garage

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any significant structural alterations to the property to date.

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.

## **AGENCY 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.

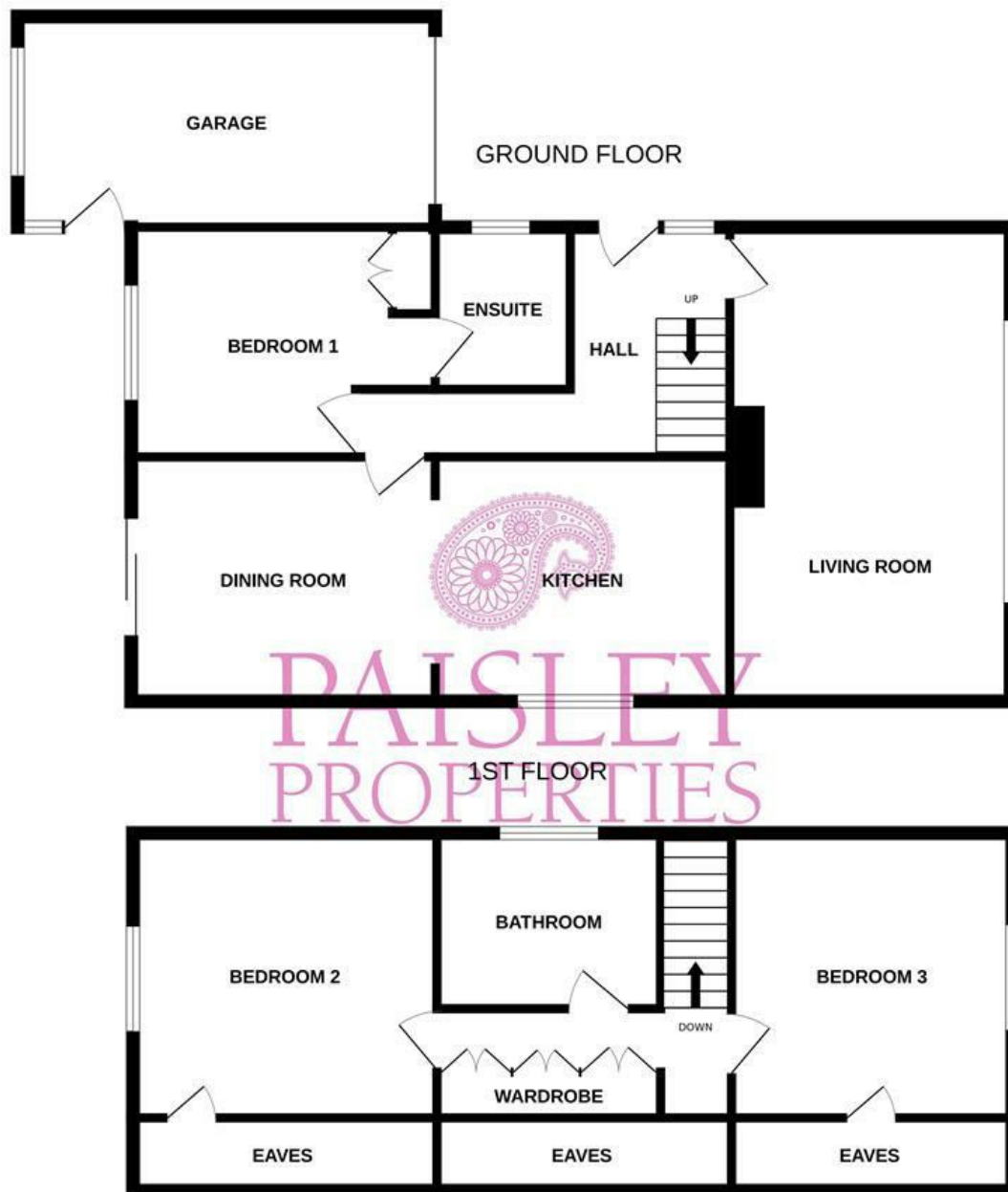
## **MORTGAGES**

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.



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                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                    |
|---------------------------------------------|---------|------------------------------------------------|--------------------|
|                                             | Current | Potential                                      |                    |
| Very energy efficient - lower running costs |         |                                                |                    |
| (92 plus) <b>A</b>                          |         |                                                | (92 plus) <b>A</b> |
| (81-91) <b>B</b>                            |         |                                                | (81-91) <b>B</b>   |
| (69-80) <b>C</b>                            |         |                                                | (69-80) <b>C</b>   |
| (55-68) <b>D</b>                            |         |                                                | (55-68) <b>D</b>   |
| (39-54) <b>E</b>                            |         |                                                | (39-54) <b>E</b>   |
| (21-38) <b>F</b>                            |         |                                                | (21-38) <b>F</b>   |
| (1-20) <b>G</b>                             |         |                                                | (1-20) <b>G</b>    |
| Not energy efficient - higher running costs |         |                                                |                    |
| England & Wales                             |         | EU Directive 2002/91/EC                        |                    |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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**PAISLEY**  
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