



OCCUPYING AN ENVIALE POSITION ON THE FRINGES OF MELTHAM VILLAGE AND NEARBY COUNTRYSIDE, THIS MODERNISED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS A GENEROUS PLOT AND PARKING FOR SEVERAL VEHICLES.

FREEHOLD/ COUNCIL TAX BAND C / EPC: C

ENTRANCE PORCH 4'7 x 4'10



You enter the property to the front through a composite style door leading to a useful porch with space for cloaks hanging and shoe storage and further composite door leading directly into the living room.

LIVING ROOM 12'7 x 18'4 max



A bright and spacious living room with plenty of space for free-standing furniture featuring a living flame gas fire set within an attractive polished stone mantel surround, double glazed window to front elevation, open plan staircase leading to the first floor and door leading into kitchen.

DINING KITCHEN 9'5 x 18'4 max



Being refitted in recent years with a contemporary and stylish range of wall, base and drawer units with contrasting work surfaces, integrated double oven, plumbing for washing machine, fitted wood effect laminate flooring underfoot, composite style side entrance door and further double doors leading directly into rear garden.

FIRST FLOOR LANDING



Stairs ascend to the first floor with obscure glazed side window, loft access hatch and access to all bedrooms.

LOFT SPACE

The loft space has been part boarded for storage and can be accessed via a loft hatch and drop down ladder in the first floor landing area.

BEDROOM ONE 9'10" x 12'2" max



A superb double bedroom positioned to the rear of the property with space for free standing furniture.

BEDROOM TWO 10'0" x 11'3" apx



A second generous double bedroom having fitted storage cupboard a window to the front elevation with far reaching rooftop views of the surrounding moorland.

BEDROOM THREE 8'0" x 9'1" apx



A well proportioned third single bedroom located to the front of the property having useful oversize storage.

FAMILY BATHROOM 5'8" x 6'7" apx



Furnished to a high standard with a contemporary three piece white suite with contrasting full slate effect tiled surround including a low flush w.c, with concealed cistern, wash hand basin with vanity unit beneath, panelled bath unit with shower over and fitted shower screen, chrome ladder radiator, recessed spot lights to ceiling and obscure glazed window to the rear elevation.

REAR GARDEN



Being accessed via a side gate and including a lower lawn with raised decked seating area and further high quality sectional anthracite Apex Deluxe outside store with fibre-cement, pitched roofing and double glazed window affording a host of potential uses beyond storage.

EXTERNAL FRONT & DRIVEWAY



To the front of the property a lawn with stocked borders and mature planting provides privacy whilst a generous driveway provides multi vehicle parking.

***MATERIAL INFORMATION**

TENURE:

Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees / Band C

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Driveway 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 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.

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.

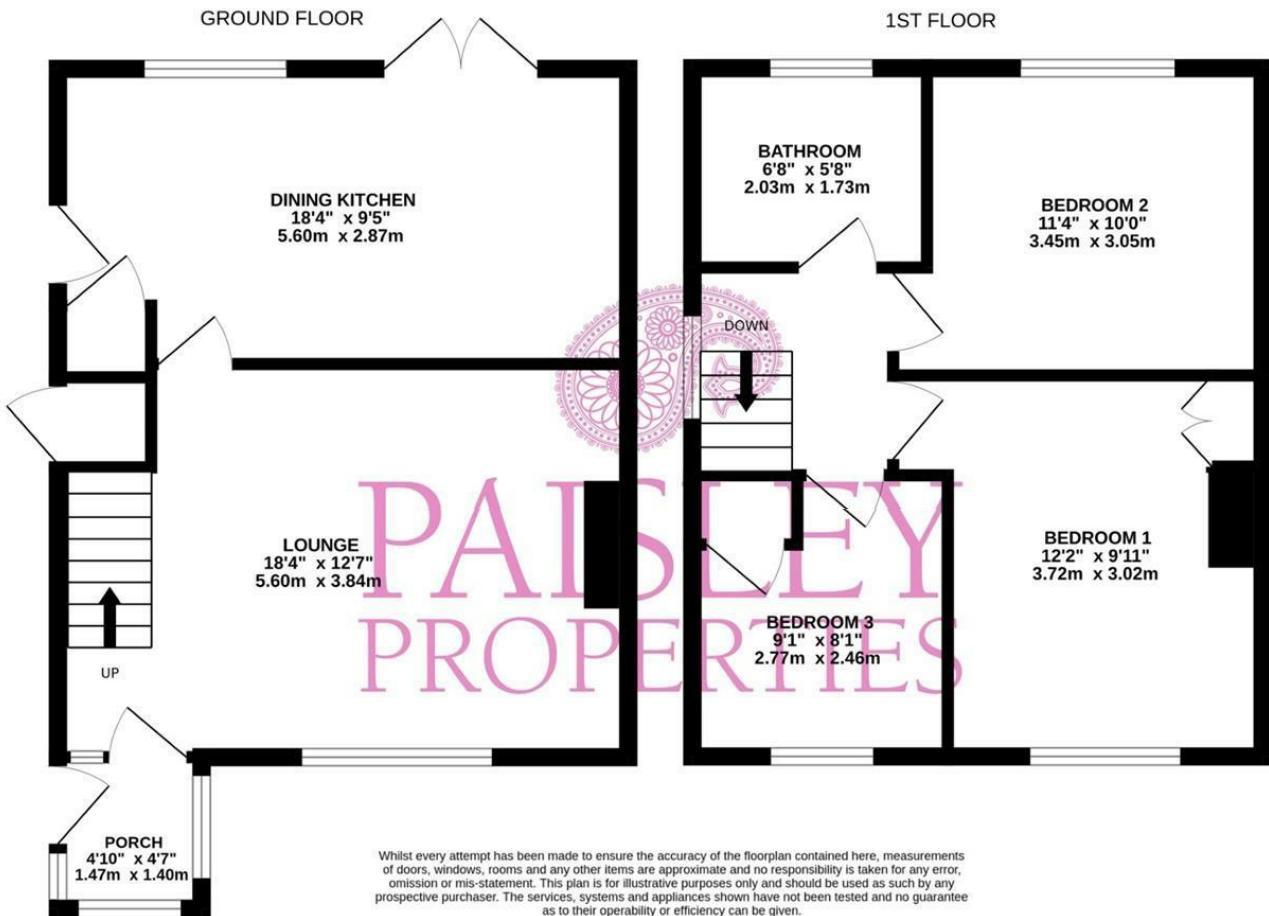
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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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		
England & Wales	70	76
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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PAISLEY
PROPERTIES