15 Oak Avenue, Meltham HD9 5PN

OFFERS IN THE REGION OF £275,000

A WELL PRESENTED AND SPACIOUS TWO BEDROOM DETACHED BUNGALOW WITH GENEROUS GARDENS, DRIVEWAY AND GARAGE IN POPULAR RESIDENTIAL AREA ON THE FRINGES OF POPULAR MELTHAM VILLAGE CLOSE TO OPEN COUNTRYSIDE.

FREEHOLD / COUNCIL TAX BAND: C / EPC: D

PAISLEY PROPERTIES

HALLWAY

You enter the property through a Upvc double glazed door with exterior covered storm porch into this welcoming hallway having space for hanging coats, wood effect flooring underfoot, useful airing cupboard and doors to all rooms.

KITCHEN 10′7 x 8′0

Being positioned to the front and fitted with a comprehensive range of cream wall, base and drawer units with contrasting wood effect work surfaces and brick tiled splashbacks, inset single drainer sink unit with mixer tap. integrated electric oven, four ring gas hob with extractor over, integrated fridge, freezer and plumbing for washing machine, fitted wood effect flooring and Upvc double glazed window to the front.

LIVING/DINING ROOM 21'8 x 10'7 maximum

Positioned to the front this is a most generous room with space for both living and dining areas, feature fitted living flame gas fire set within marble composite hearth and surround, Upvc double glazed bow window to the front and glazed internal door leading back to hallway.

BEDROOM ONE 10'3 x 11'9 maximum

Positioned to the rear and being of a good size having fitted wardrobes with sliding doors to one wall, further space for freestanding furniture and Upvc double glazed window overlooking the rear garden.

BEDROOM TWO 11'9 x 9'5 apx

Another double bedroom again positioned to the rear having fitted wardrobe, wood effect flooring underfoot and Upvc double glazed window overlooking rear garden.

BATHROOM 7'9 x 6'10 apx

Positioned to the side and furnished with a three piece white suite with contrasting panelling comprising a low level w.c, pedestal hand wash basin, panelled bath with shower over and fitted shower screen, recessed spotlights to ceiling and double glazed frosted window.

OUTSIDE FRONT, DRIVEWAY AND PARKING

The property occupies a generous plot having a generous paved fore-garden with established flower borders, a driveway spans the side of the property providing multi-vehicle parking and leading to an over-sized detached garage with full power, lighting, up and over door and side access door. Access to the other side leads to the side entrance door and further gate leading to rear garden.

DETACHED GARAGE 15′7 x 12′2 apx

Being larger than average and having full power, lighting, up and over door and side access door providing further covered parking, storage or potential workshop space.

REAR GARDEN

Being of a particularly good size and fully enclosed the rear garden is well maintained and thoughtfully planned to including a paved patio seating area, large lawn with established borders. potential vegetable plot and enclosed by hedged and fenced boundaries.

VIEWS

***MATERIAL INFORMATION**
TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees, Band C

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway and garage

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There are no known structural defects 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 o

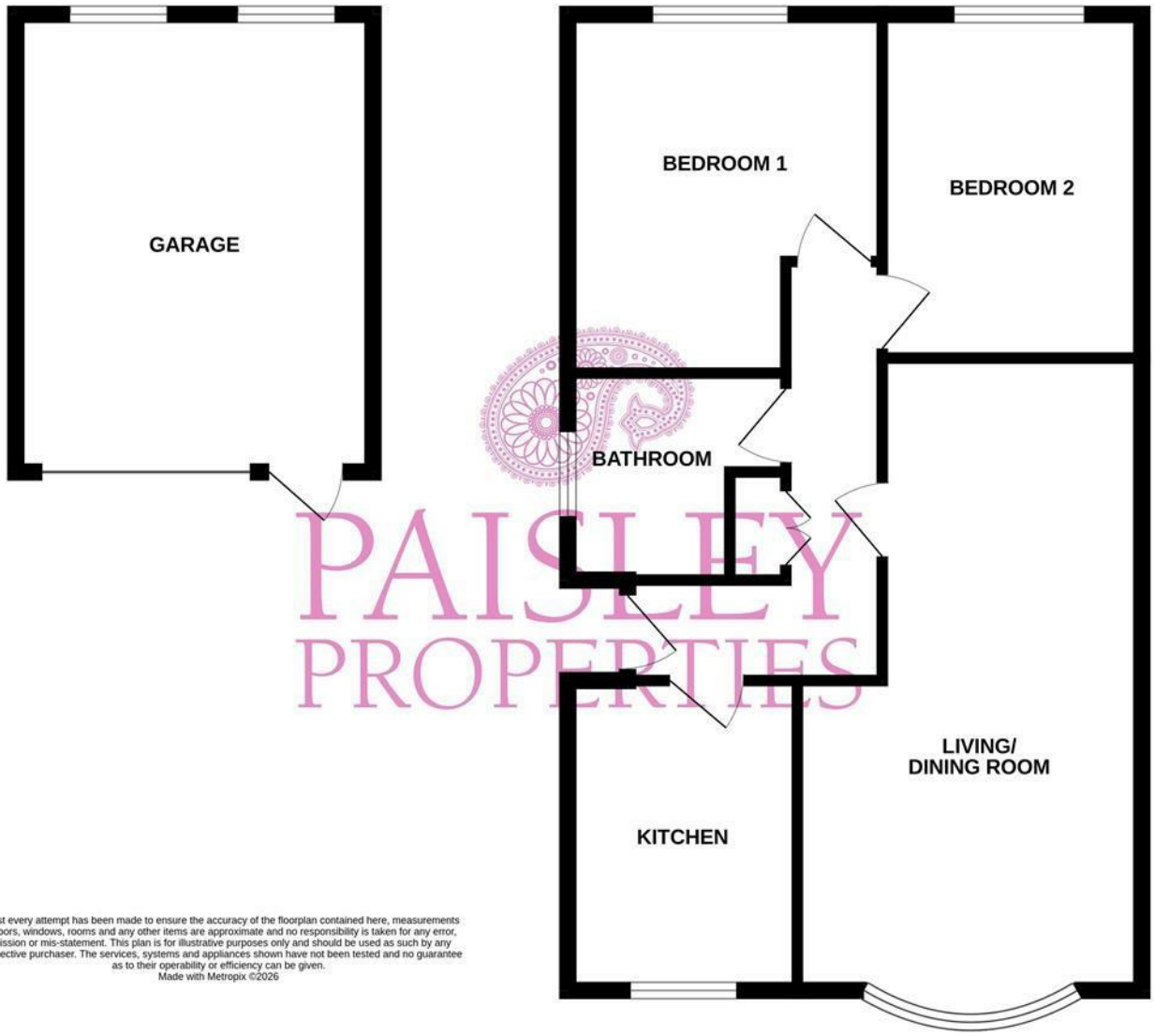
MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, 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.

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.



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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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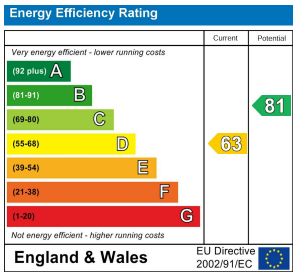

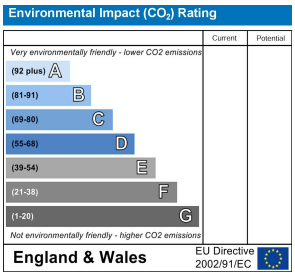

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