64 Slaithwaite Road, Meltham HD9 5PJ

OFFERS OVER £220,000

NO VENDOR CHAIN LOVED FOR OVER 50 YEARS AND BURSTING WITH POTENTIAL, THIS CHARMING THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, MATURE GARDENS AND A LONG DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door into a welcoming entrance hallway. There is space to remove and store coats and shoes, a staircase ascends to the first floor landing and a doors lead through to the dining kitchen and the living room.

LIVING ROOM 12′5″ max x 11′11″ max

The living room is a generous size, offers ample space for a range of furniture and is flooded with natural light courtesy of the large front facing window. The room has a timber fireplace with a marble hearth which houses a coal effect gas fire. Sliding glazed doors open through to the dining kitchen and a door leads to the entrance hallway.

DINING KITCHEN 18′6″ max x 9′5″ max

The dining kitchen really is the heart of the home and is perfect for entertaining friends and family. The kitchen is fitted with a range of wall and base units, contrasting work surfaces with tile splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include a double electric oven and four ring electric hob. There is plumbing for a washing machine and space for a freestanding fridge freezer. A peninsula gives space for informal dining and there is space for a dining table and chairs. Two large windows provide views over the rear garden. There is a handy understairs storage cupboard ideal for household items, a door opens to the entrance hall and sliding glazed doors open through to the lounge. An external door gives access to the driveway.

FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing. There is a large side facing window, a ceiling hatch provides access to the loft and doors lead through to the three bedrooms and house bathroom.

BEDROOM ONE 12'3" max x 9'3" max to fitted wardrobes

Enjoying a lovely view over to West Nab from its window this light and airy double bedroom has an abundance of space for a range of free standing bedroom furniture and benefits from fitted wardrobes and floor to ceiling storage. A door leads to the landing.

BEDROOM TWO 12′2″ max x 9′11″ max

Another good size sized double bedroom offers ample space for free standing bedroom furniture and has a lovely view over the rear garden. A door leads to the landing.

BEDROOM THREE 9′3″ max x 6′10″ max

A bright single bedroom positioned to the front of the property with views over the garden and pleasant countryside views beyond. Having space for freestanding furniture, bulk head storage and a door leads to the landing.

BATHROOM 6′8″ apx x 5′6″ apx

The bathroom comprises of a three piece suite including a bath with shower over, pedestal hand wash basin and a low level W.C. The bathroom is partially tiled with complimentary vinyl floor, obscure glazed rear window and a door which leads to the landing.

REAR GARDEN

To the rear of the property is a lawned garden with mature hedging offering a good degree of privacy. There is space for garden furniture and plenty of room for outdoor dining and entertaining.

EXTERNAL FRONT AND DRIVEWAY

A long driveway leads down the side of the property and offers parking for around five vehicles. A large lawned garden sits to the side, being enclosed by hedging and colourful plants/shrubs.

HIND
COURT

***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

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 our vendor's ownership.

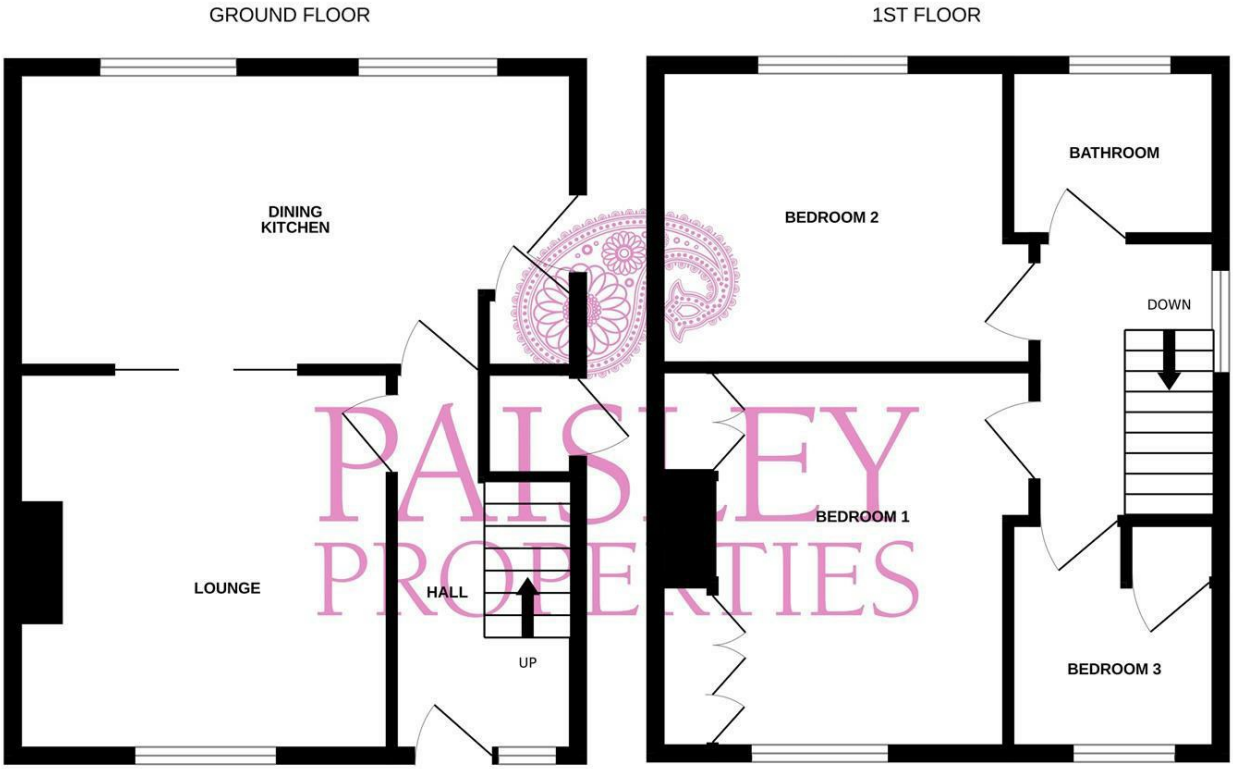
AGENT NOTES

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.



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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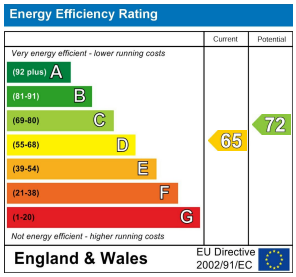

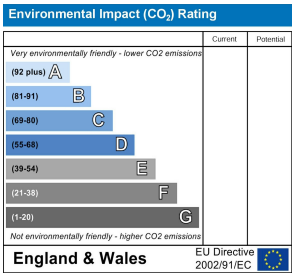

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