28 Birmingham Lane, Meltham HD9 5LH

OFFERS OVER
£340,000

AN EXTREMELY SPACIOUS AND SUPERBLY PRESENTED FOUR BEDROOM SEMI DETACHED WITH GENEROUS GARDENS AND PARKING CLOSE TO REGARDED SCHOOLING, POPULAR VILLAGE AMENITIES AND STUNNING COUNTRYSIDE NEARBY.

FREEHOLD / COUNCIL TAX BAND: C / EPC: B

PAISLEY
PROPERTIES

SUMMARY

Affording most spacious and extremely well presented accommodation which may well suit the growing family is this stylish four bedroom semi detached property. Being thoughtfully planned and including contemporary decor and fittings throughout this desirable property occupies a pleasant side road position close to regarded schooling and only a short walk from breath taking scenery and country walks. Having gas central heating and double glazing the accommodation comprises: hallway with cloaks/w.c, spacious living room with sliding doors to impressive dining kitchen, generous utility room, four bedrooms to first floor (master having en suite shower room) and family bathroom.
Externally the property enjoys generous private parking to the front and a useful store (former garage) with secure side gate leading to a good sized rear garden. NO VENDOR CHAIN.

HALLWAY

You enter the property through an attractive glazed composite style door into this welcoming hallway with space for hanging, attractive wood flooring underfoot, useful understairs storage, doors to kitchen and living room and stairs to the first floor with attractive spindled balustrade.

CLOAKS W.C 2'6 x 4'4 apx

Positioned just off the hallway this is a useful addition furnished with a low level combined wc with wash basin and fitted wood effect flooring.

LIVING ROOM 11'9 x 15'11 apx

Positioned to the front of the property and being of a generous size with ample space for freestanding furniture having feature log burning stove fire set within granite hearth, double glazed window to the front and glazed sliding doors leading to dining kitchen.

DINING KITCHEN 8'0 x 26'11 apx

Positioned to the rear and spanning the whole width of the property this is a bright and spacious room ideal for entertaining and socialising having distinct kitchen and dining areas, the dining area having wood effect flooring underfoot, double glazed window overlooking the rear garden, kitchen area being fitted with a comprehensive range of contemporary wall, base and drawer units with contrasting timber work surfaces and marble effect splashbacks, inset one and a half bowl sink unit, integrated fridge, freezer, dishwasher, microwave oven, space for gas range with extractor hood over, wood effect flooring underfoot, recessed spotlighting to ceiling, double glazed window overlooking the rear garden, double glazed side door giving rear access and internal door to utility room.

UTILITY ROOM 11'0 x 7'2 apx

Positioned just off the kitchen this is a most useful room being fitted with a range of beech shaker style base and wall units with tiled splashbacks, plumbing for automatic washing machine, wall mounted gas combination boiler, recessed spotlights to ceiling and wood effect flooring underfoot.

FIRST FLOOR LANDING

Stairs ascend to the first floor landing having attractive two tone spindled balustrade and ceiling hatch leading to loft space. Doors giving access to all bedrooms.

BEDROOM ONE 8'0 x 18'1 maximum

Positioned to the side of the property and being of a generous size with fitted wardrobe space with further space for freestanding furniture, double glazed window to the rear and door leading to en suite shower room.

EN SUITE 8′ x 7′11 apx

Positioned just off the bedroom, being of a good size and furnished with a three piece white suite with contrasting fully tiled surround and flooring, comprising low level w.c, pedestal hand wash basin, corner shower cubicle, recessed spotlighting to ceiling and double glazed frosted rear window.

BEDROOM TWO 12'0 x 10'10 maximum

A generous second double bedroom positioned to the front having space for freestanding furniture and double glazed window to the front.

BEDROOM THREE 11'7 x 12'11 maximum

Positioned to the rear this is a good sized third double bedroom having fitted wardrobe space with sliding mirror doors and double glazed window to the rear.

BEDROOM FOUR 6′8 x 8′8 apx

Positioned to the front this is a well proportioned single bedroom, currently presented as a cot room but also ideal as a possible home office study, having fitted shelving and double glazed window to the front.

FAMILY BATHROOM 8′6 x 5′5 apx

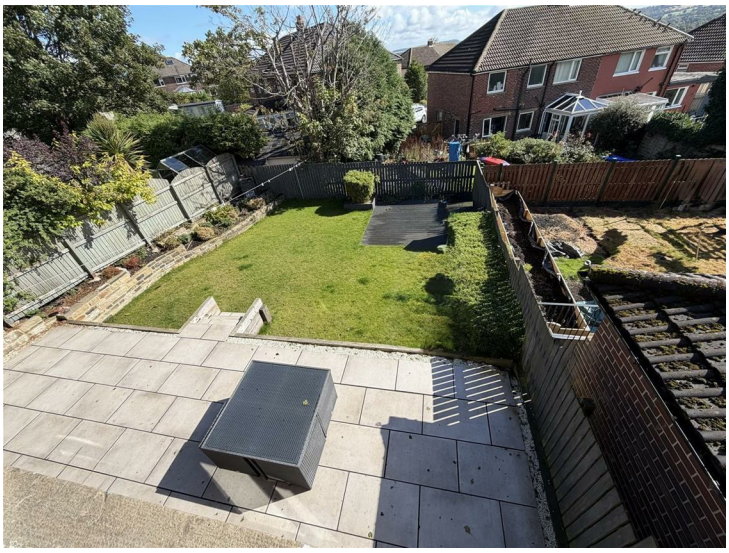
Positioned to the rear and again furnished with a contemporary three piece white suite with contrasting full tiled surround comprising low level w.c,, pedestal hand wash basin, panelled bath unit, with shower over and fitted shower screen and double glazed frosted window to the rear.

OUTSIDE FRONT AND PARKING

To the front the property enjoys a large driveway providing multi-vehicle parking with attractive laurel hedging providing privacy, access to a garage store (front portion of garage with roller door) and side pedestrian gate giving access to rear.

REAR GARDEN

To the rear is a good sized fully enclosed garden affording an ideal secure spacer for families and pets including an attractive paved patio seating area for al fresco dining and steps down to a generous lawn with raised borders, hedged and fenced boundaries.



VIEWS

The property enjoys rooftop views to the rear towards Meltham village and the hills beyond.

***MATERIAL INFORMATION**
TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band C

PROPERTY CONSTRUCTION:
Standard brick and block

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

PARKING:
Private driveway parking to front

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have been previous structural alterations to the property and the relevant building regulation paperwork may be available on request.

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

SOLAR PANELS:
The property is fitted with solar panels to the front roof elevation. Details on tarrifs available upon request.

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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.

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.

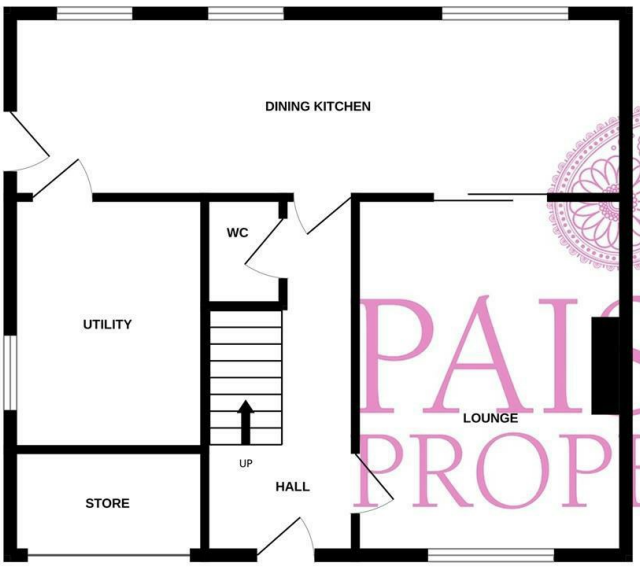
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

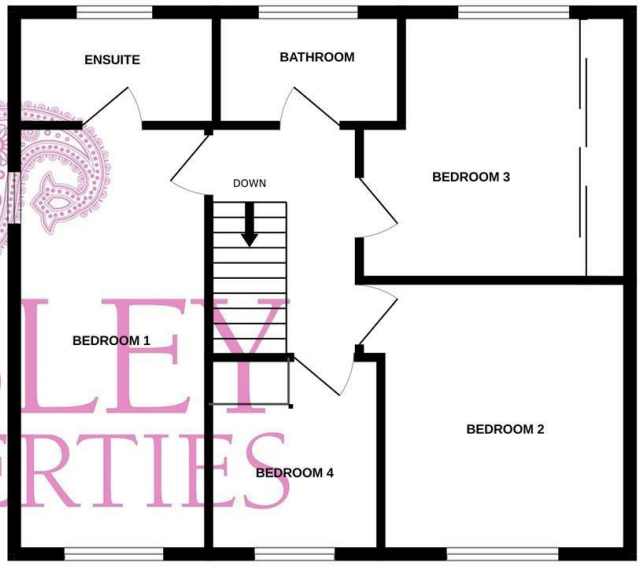
PAISLEY

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.

GROUND FLOOR



1ST FLOOR



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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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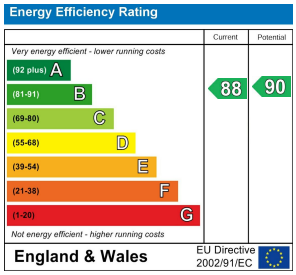

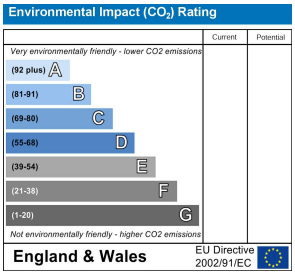

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