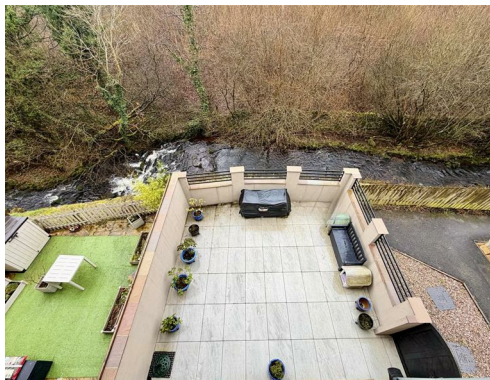


11 Lower Sunny Bank Court,  
Meltham HD9 5AE

OFFERS AROUND  
£375,000



AN EXTREMELY SPACIOUS AND IMMACULATELY PRESENTED FOUR BEDROOM TOWN HOUSE AFFORDING VERSTILE AND CONTEMPORARY FAMILY ACCOMMODATION ARRANGED OVER SEVERAL FLOORS WITH GARDEN AND PARKING IN SELECT TUCKED AWAY COURTYARD POSITION CLOSE TO MELTHAM VILLAGE AND NEARBY COUNTRYSIDE.

FREEHOLD/ COUNCIL TAX BAND: D / EPC: C

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY



You enter the property through a substantial composite front entrance door into an extremely welcoming, bright and spacious hallway which includes a very generous walk-in cloaks store, having tiled flooring, feature floor-to-ceiling frosted picture window to the front elevation, access to the family bathroom and stairs to both upper and lower levels.



### **FAMILY BATHROOM 8'0" x 5'6" apx**



Being positioned to the front of the property and useful as both a family or guest bathroom being furnished with a modern three piece white suite with half tiled surround comprising a low level w.c, pedestal hand wash basin, panelled bath unit and double glazed frosted window to the front.

### **LIVING/DINING ROOM 19'1 x 17'2 maximum**



A truly impressive space positioned to the rear and enhanced further by the vaulted ceiling giving an exceptionally light and airy feel, affording plenty of space for both generous living and dining furniture with feature contemporary living flame gas fire having rear double glazed window and a pair of double glazed french doors with Juliet balcony offering views to the rear with stairs leading up to the upper mezzanine kitchen and breakfast area.

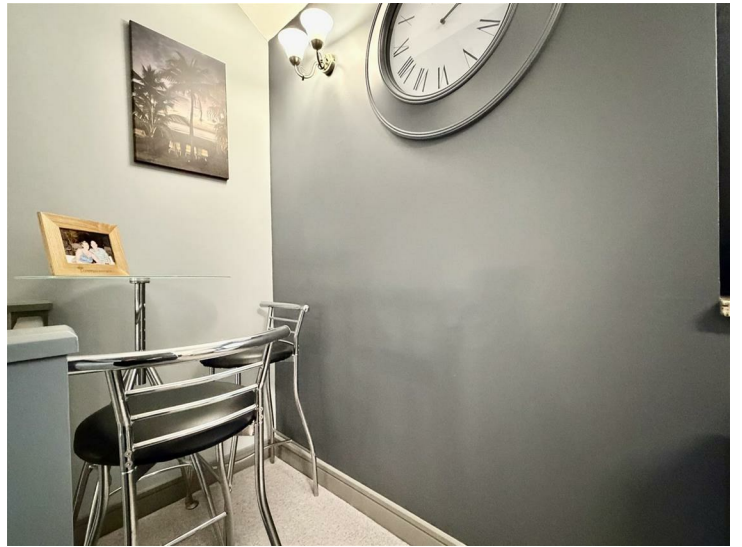
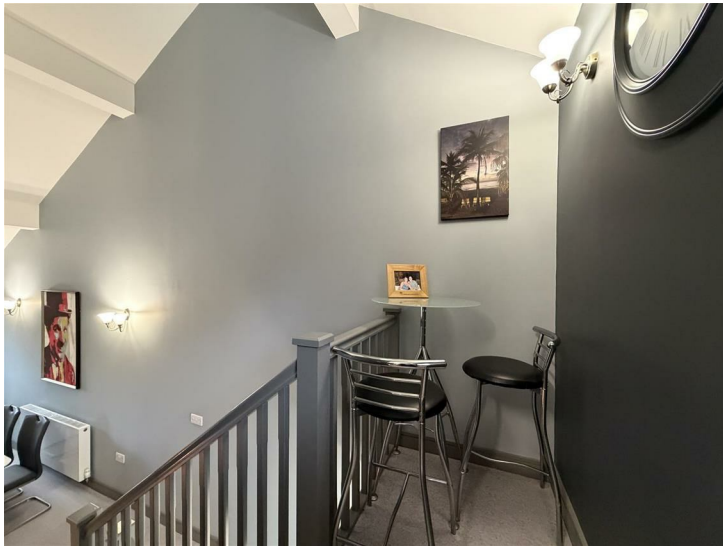
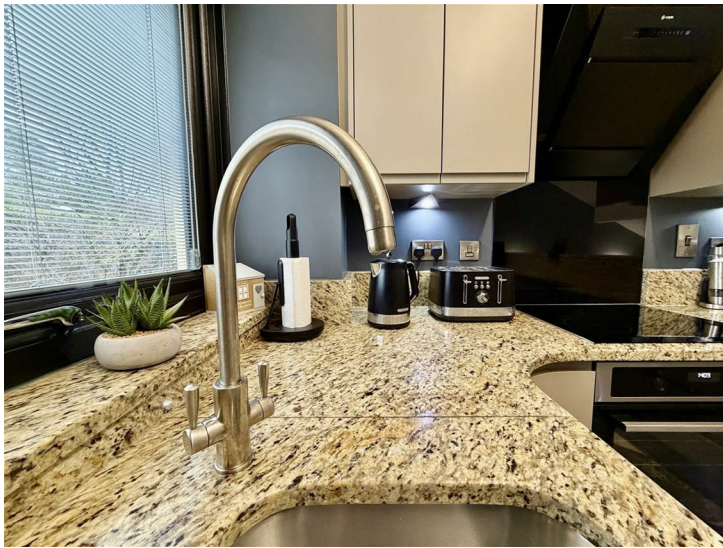


**MEZZANINE KITCHEN 19'1 x 8'10 max, incorporating stairs apx**



A superbly appointed space overlooking the main living area and ideal for entertaining having been replaced with a range of extremely high quality wall and base cupboard units with contrasting polished granite worktops and inset sink, integrated appliances including oven, induction hob, warming drawer with extractor over, newly fitted dishwasher, fridge, freezer and wine cooler, feature under counter and floor level lighting, gas combination boiler in matching cupboard, two windows to the front elevation and further useful adjacent seating area with space for small table and chairs affording an ideal additional informal dining area.





## LOWER GROUND FLOOR HALL



Stairs with attractive spindled banister lead down to a further lobby area with access to bedrooms two and three and further stairs to lower level. There is further access to an extensive boarded storage area with lighting situated between the two levels and providing a substantial amount of easily accessible storage.

### **BEDROOM TWO 17' x 9'1 apx**



A generous second double bedroom positioned to the rear of the property having a good amount of space for freestanding bedroom furniture and double glazed window with interior blind overlooking the rear garden and countryside beyond.

### **BEDROOM THREE 12'6 x 9'6 apx**



A well proportioned third double bedroom, again positioned to the rear with double window with interior blinds.

## LOWER GROUND FLOOR TWO



A turned staircase leads down to the final lower floor leading to a spacious inner hall with useful storage area to the side and giving access to bedrooms one, four and Utility room.

### UTILITY 7'1 x 5'11 apx



An extremely useful addition to the accommodation being fitted with base cupboard units with inset single drainer stainless steel sink unit, plumbing for washer, space for fridge and further useful storage under the stairs.

## BEDROOM ONE 9'2 x 17'1 apx



A most spacious principal bedroom positioned again to the rear of the property having plenty of space for freestanding furniture, a double glazed window with interior blinds and door leading to en suite.



## EN SUITE 6'7 x 6'11 apx



Being refitted to a particularly high standard and furnished with a contemporary three piece white suite with full block tiled surround comprising a low level w.c, fitted hand wash basin with contrasting wood veneered vanity unit beneath and matching wall unit, walk-in shower with rainfall shower unit, recessed spotlighting to ceiling and wood effect flooring underfoot.



**BED FOUR/ GARDEN ROOM 9'10 x 13'1 apx**



A well proportioned fourth double bedroom positioned to the rear, currently used as a spacious home office but equally useable as a garden room or reception having tiled flooring underfoot and double doors giving access directly to courtyard garden.

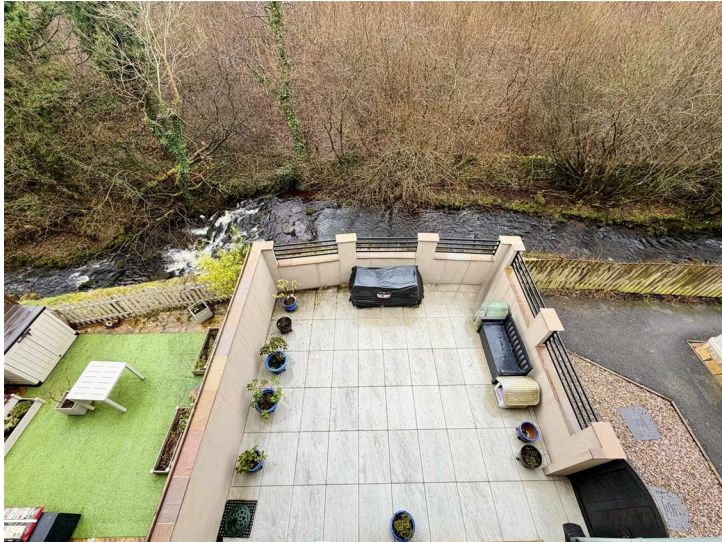


## FRONT EXTERNAL AND PARKING

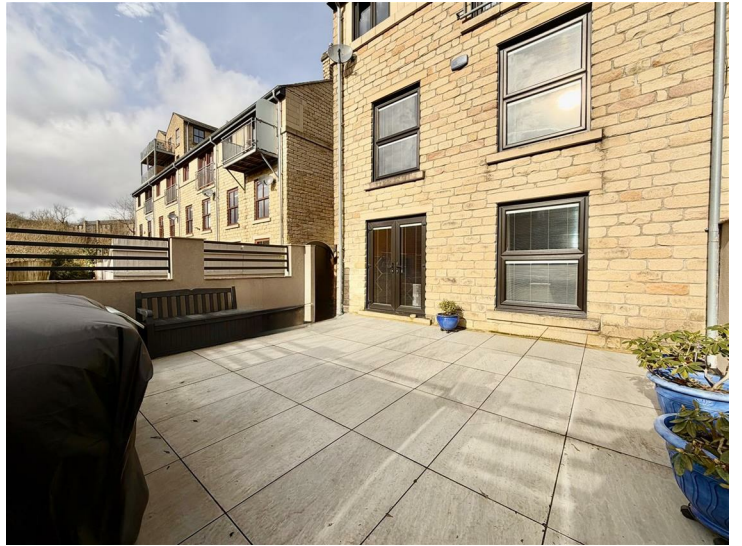


The property is approached via a shared lane from Golcar Brow leading to a pleasant courtyard with private parking to the front of the property for two vehicles with fitted 'Zappi' 7Kw EV charging point and paved area leading to front door.

## REAR GARDEN



To the rear a pleasant courtyard garden which has been tastefully improved and designed for ease of maintenance affords an ideal outside seating space, ideal for entertaining and can be access both from the lower ground floor or side access gate.



## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

SERVICE CHARGES:  
A charge of approx £6.50 pcm/ £65 pa is payable for upkeep of communal grounds

COUNCIL AND COUNCIL TAX BAND:  
Kirklees / Band D

PROPERTY CONSTRUCTION:  
Standard stone and block

RIGHTS OF WAY:  
We are advised that there are no rights of way over this property.

PARKING:  
Off street parking to front.

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 - Super fast full fibre broadband available

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

## **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.

## **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.

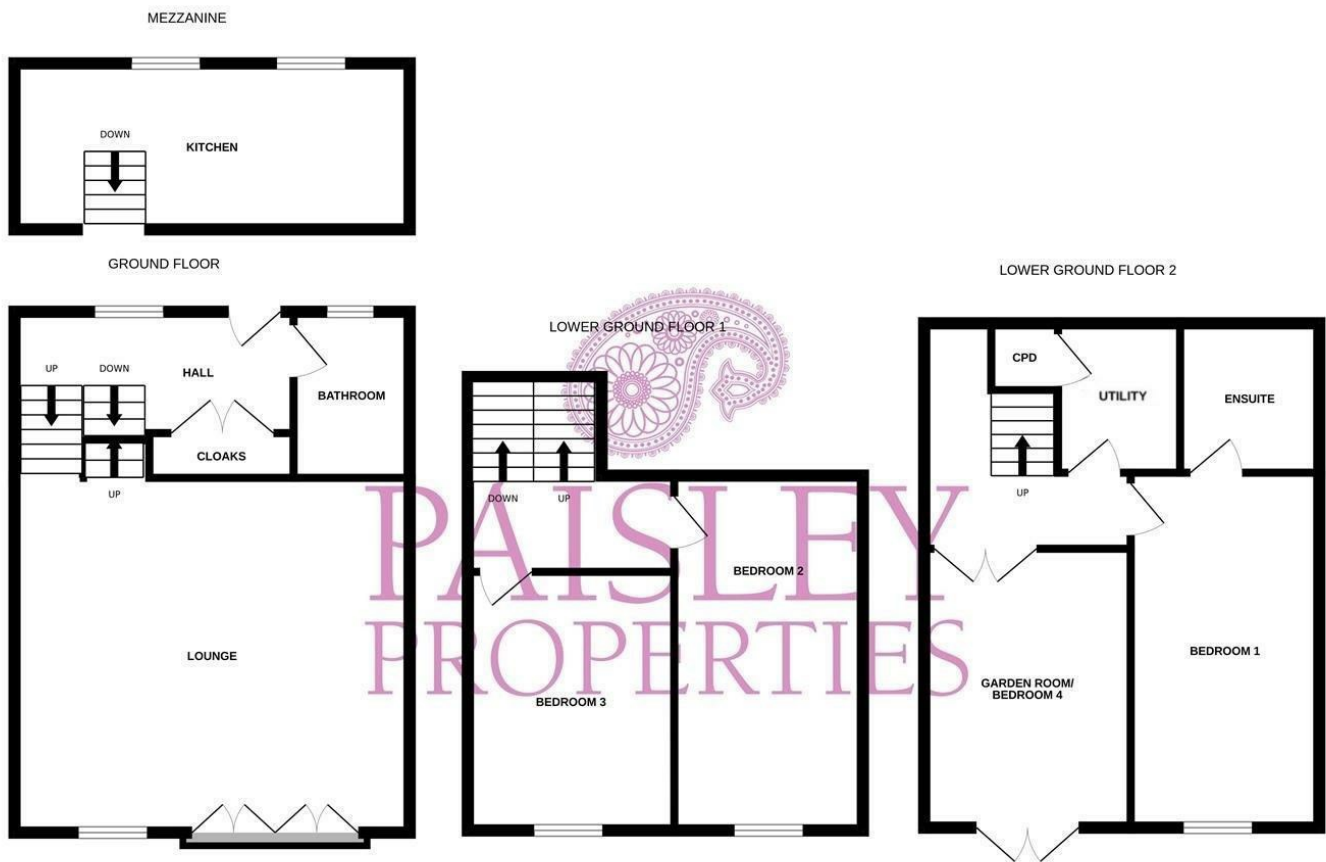
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.

## **SURVEYS**

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](mailto: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 |                         |           |
|                                             | 70                      | 78        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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

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