34 Helme Fold,
Meltham HD9 5AX

OFFERS IN THE REGION OF
£475,000















A SUPERBLY PRESENTED AND SPACIOUS FOUR BEDROOM DETACHED PROPERTY WITH GARAGE, GARDEN AND PRIVATE WOODLAND ASPECT IN REGARDED RECENT CUL-DE-SAC ON THE FRINGES OF POPULAR MELTHAM VILLAGE.

FREEHOLD / COUNCIL TAX BAND: E / EPC: B

PAISLEY
PROPERTIES

HALLWAY



You enter the property through an attractive composite style door with frosted glazing into this welcoming hallway having herringbone wood flooring underfoot, spindled banister with staircase to first floor, useful understairs store, internal door to garage and doors to living room and kitchen.

LIVING ROOM 16'2 x 13'10 apx





Positioned to the front of the property this is a bright and spacious room being neutrally decorated with generous space for freestanding furniture, attractive herringbone flooring and Upvc double glazed window to the front elevation.




LIVING/DINING/KITCHEN 23,9 x 16'10 maximum




A most impressive open plan room with space for living, dining and entertaining positioned to the rear, the kitchen area being fitted to a high standard with a comprehensive range of contemporary wall, base and drawer units with matching polished granite worktops and matching splashbacks, tiled flooring underfoot, integrated oven, gas hob with extractor hood over, fridge, freezer, dishwasher and wine fridge, generous dining space opening into a stunning living area with rooflights allowing light to flood in and double doors leading to garden.













UTILITY ROOM 6'10 x 6'1





Positioned just off the kitchen to the rear and being fitted with wall and base units with contrasting work surfaces, plumbing for washing machine, double glazed rear window, door to w.c and rear door with frosted glazing leading to rear garden.

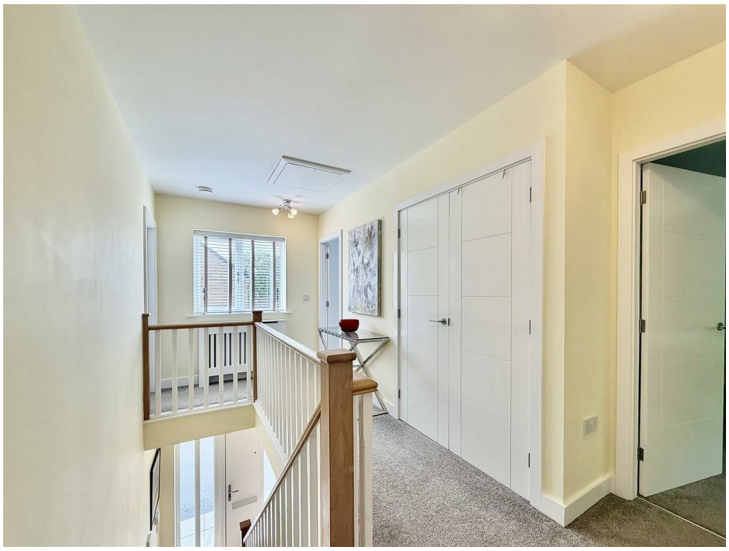
WC 6'10 x 3'3



Being positioned off the Utility room and furnished with a modern two piece white suite including a low level w.c, wash basin, vertical towel rail radiator and double glazed frosted window.

INTEGRAL GARAGE 16'5 x 9'6
Being accessed both from the hallway and via an up and over door from the driveway. providing potential for both secure parking and generous storage and including a wall mounted EV car charging point.

FIRST FLOOR LANDING




Stairs ascend to a bright and spacious galleried landing having a spindled balustrade, useful storage cupboard, loft access hatch to ceiling and double glazed window to the front.

BEDROOM ONE 14'7 x 12' maximum




Positioned to the rear of the property with pleasant views over the rear woodland, this is a most generous double bedroom including both fitted wardrobes with sliding mirror doors and ample space for further free standing furniture, double glazed window to the rear and door to en suite shower room.



EN SUITE 7'8 x 4'11 apx





Accessed from the main bedroom and furnished with a modern three piece white suite with half tiled surround and tiled flooring comprising a low level w.c, fitted hand wash basin, separate shower cubicle and double glazed frosted window to the rear.

BEDROOM TWO 13'7 x 11'3 maximum





A second good sized double bedroom positioned to the front being neutrally decorated with space for freestanding furniture and double glazed window to the front.



BEDROOM THREE 13'4 x 7'9 apx




A third double bedroom positioned to the rear and having a Upvc double glazed window with pleasant outlook over rear garden and woodland beyond.

BEDROOM FOUR 9'10 x 9'1 apx




Positioned to the front this is a well proportioned fourth double bedroom or home office, being neutrally decorated with Upvc double glazed window to the front.

FAMILY BATHROOM 9'9 x 6'9 apx





Positioned to the side and being of a generous size furnished with a contemporary four piece white suite with contrasting half tiled surround and tiled flooring including a low level w.c, wall hung wash basin with vanity unit beneath, panelled bath unit, separate shower cubicle, recessed ceiling spotlights, fitted vertical towel rail radiator and double glazed frosted window to the side.



FRONT EXTERNAL AND PARKING





To the front the property has a double width tarmacadam driveway providing off street parking and lawned front garden with picket fenced boundary. An access gate to the side leads to the rear garden.

REAR GARDEN



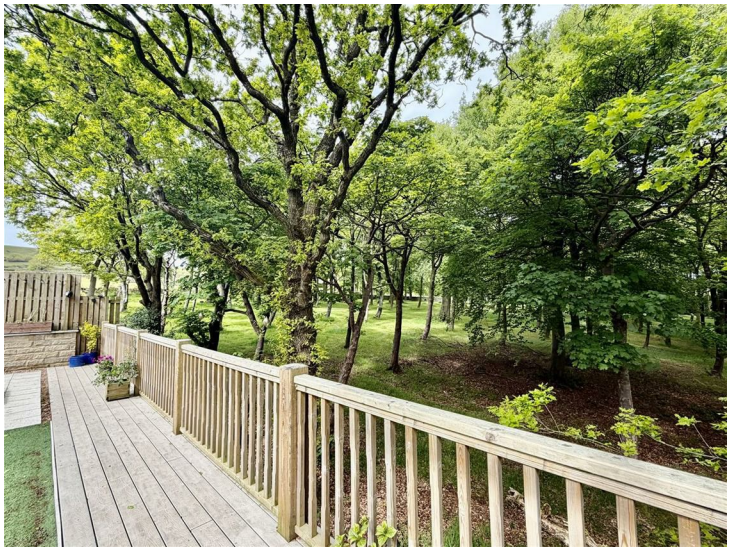


Accessed both from the side of the property, living/kitchen and utility this is a most pleasant, fully enclosed and private garden space being designed for ease of maintenance and affording an ideal summer entertaining and al fresco dining area having a central artificial lawn with further paved patio seating area, raised composite decking, and rear spindled balustrade enjoying tranquil views over the adjoining woodland to the rear, a real haven for nature lovers.









***MATERIAL INFORMATION**
TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band E

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway parking and garage

DISPUTES:
There have not been any neighbour disputes

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

TREE PRESERVATION ORDERS:
We understand that there may be preservation orders on nearby trees. More details on request.

BUILDING SAFETY:
There have not been any recent structural alterations to the property. Buyers advised to enquire regarding historic works or alterations.

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.

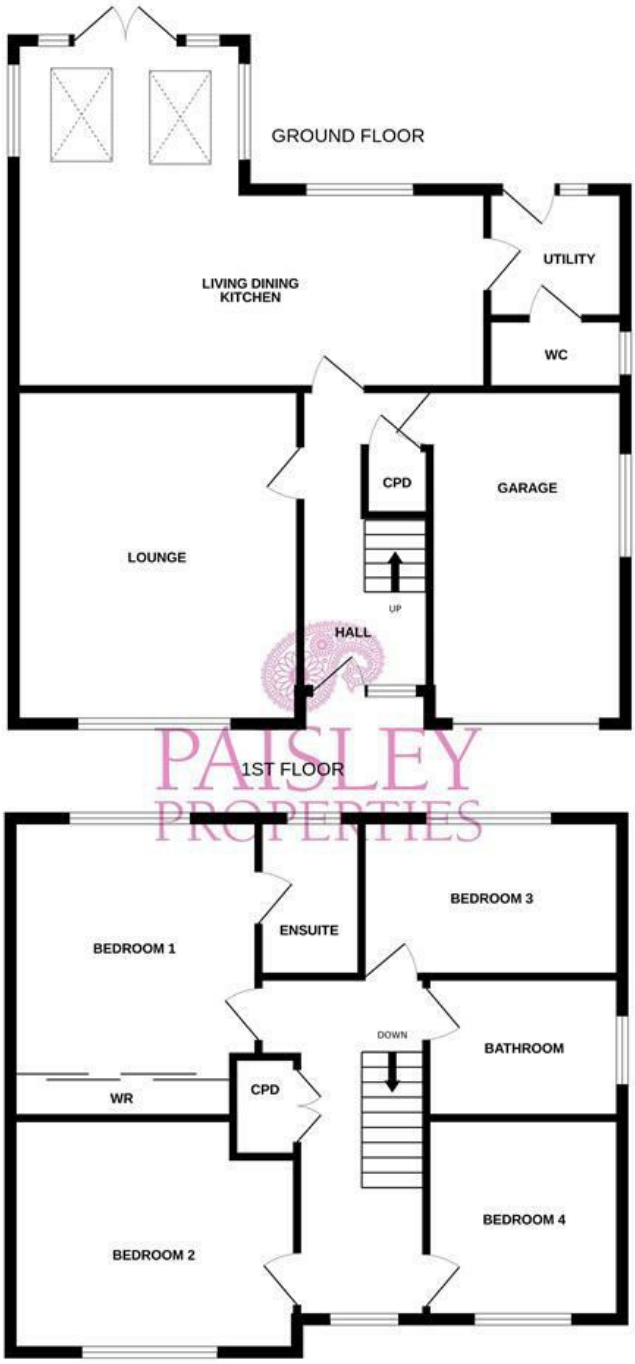
PAISLEY
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

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 PROPERTIES

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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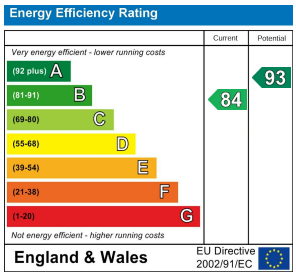

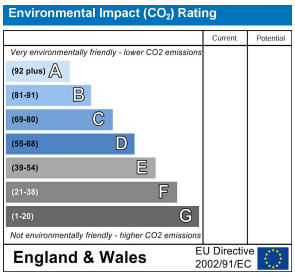

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