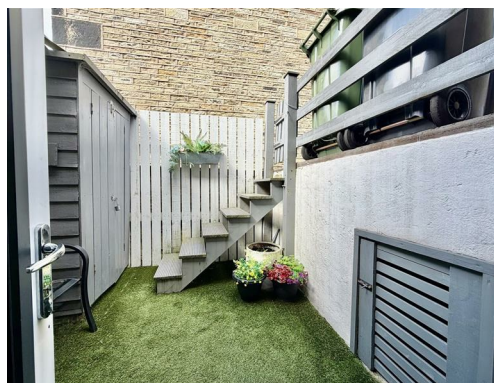


22 Golcar Brow Road,
Meltham HD9 5LD

OFFERS IN THE REGION OF
£175,000



A SUPERBLY PRESENTED AND FULLY MODERNISED YET CHARACTERFUL TWO
BEDROOM END STONE COTTAGE WITH PRIVATE DRIVEWAY AND SMALL COURTYARD
GARDEN CLOSE TO POPULAR MELTHAM VILLAGE.

FREEHOLD / COUNCIL TAX BAND: A / EPC: AWAITING

PAISLEY
PROPERTIES

ENTRANCE



You enter the property through an attractive composite style door with leaded lights leading into the open plan entrance with space for hanging, open staircase and wood flooring underfoot leading directly into living room.

LIVING ROOM 13'6 x 13'1 apx



Positioned to the front this is a most bright and spacious yet cosy living space which includes a bank of Upvc double glazed windows with stone mullions to the front elevation allowing light to floor the room, fitted window seat, exposed ceiling beams, recessed spotlighting to ceiling, generous space for free standing furniture and being open plan to kitchen.



BREAKFAST KITCHEN 13'6 x 7'3 apx



Being semi-open plan from the living room and positioned to the rear this is an instantly appealing kitchen being fitted to a high standard with a comprehensive range of pastel wall, base and drawer units with timber work surfaces, brick tiled splash backs, fitted breakfast bar with space, if required, for small table, integrated electric oven, ceramic hob with extractor hood over, microwave, fridge, freezer, washing machine, dishwasher, feature exposed stone hearth and chimney breast housing stove effect electric fire and door leading directly out to the courtyard.





FIRST FLOOR LANDING



Open plan stairs ascend from the living room to this generous landing with spindled balustrade, exposed beams, ceiling hatch giving access to part boarded loft space and doors to bedrooms and bathroom.

BEDROOM ONE 13'6 x 10'4 maximum



Positioned to the side of the property and being of a generous size having small dressing area on entering with space for double wardrobe and decorative stone fireplace, space for freestanding furniture, double panel radiator, exposed ceiling beam and Upvc double glazed side windows with attractive stone mullions.



BEDROOM TWO 10'5 x 8'2 maximum



A second double bedroom positioned again to the side with space for freestanding furniture, including desk/ workspace and Upvc double glazed side window with stone mullion surround.



FAMILY BATHROOM 6'6 x 5'6 apx



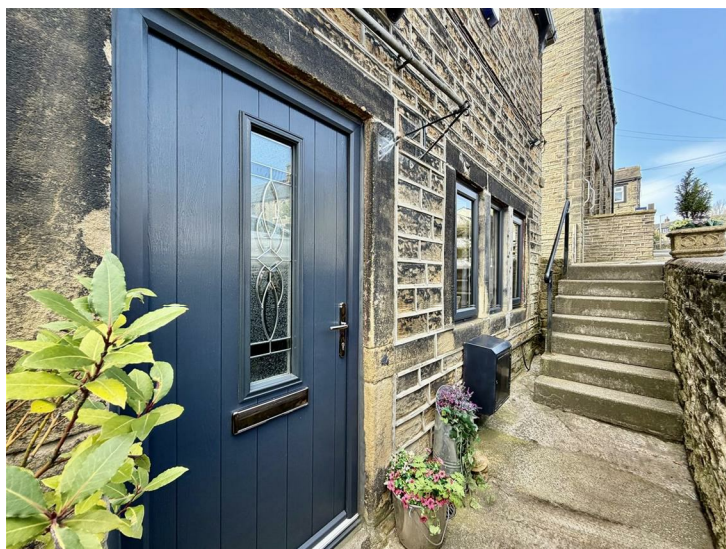
Being positioned to the front of the property and furnished to a high standard with a three piece white suite part brick tiled surround and vaulted ceiling with exposed ceiling beams comprising a low level w.c, hand wash basin with vanity unit beneath, panelled bath with shower attachment over, fitted vertical radiator, extractor fan and double glazed frosted window to the front with stone mullion surround.



FRONT EXTERNAL AND DRIVEWAY

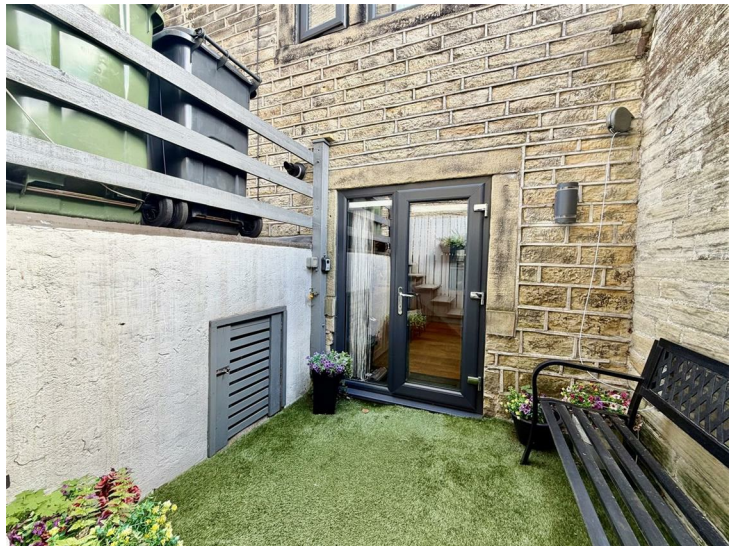
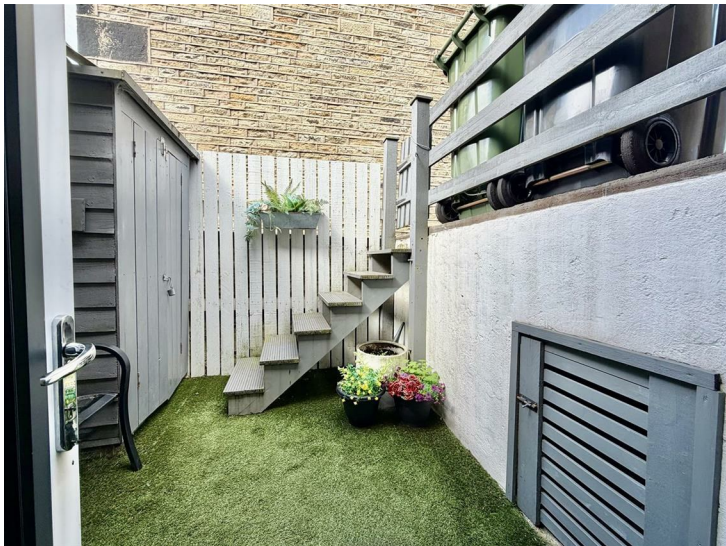


The property is set down slightly from the roadside having stone steps leading down to the front entrance door. Whilst to the side a generous level driveway provides private off street parking with space for bin storage and gated access to side courtyard garden.





SIDE COURTYARD



Accessed from both the driveway via steps and directly from the kitchen this is a delightful, enclosed space with outside lighting, designed for both ease of maintenance and privacy affording space for outside seating, pot plants and useful timber store and further large externally accessed storage void below the driveway.



MATERIAL INFORMATION

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band A

PROPERTY CONSTRUCTION:
Standard stone and block

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

RIGHTS OF WAY:

PARKING:
Driveway parking to SIDE

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any significant structural alterations to the property to date.

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

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.

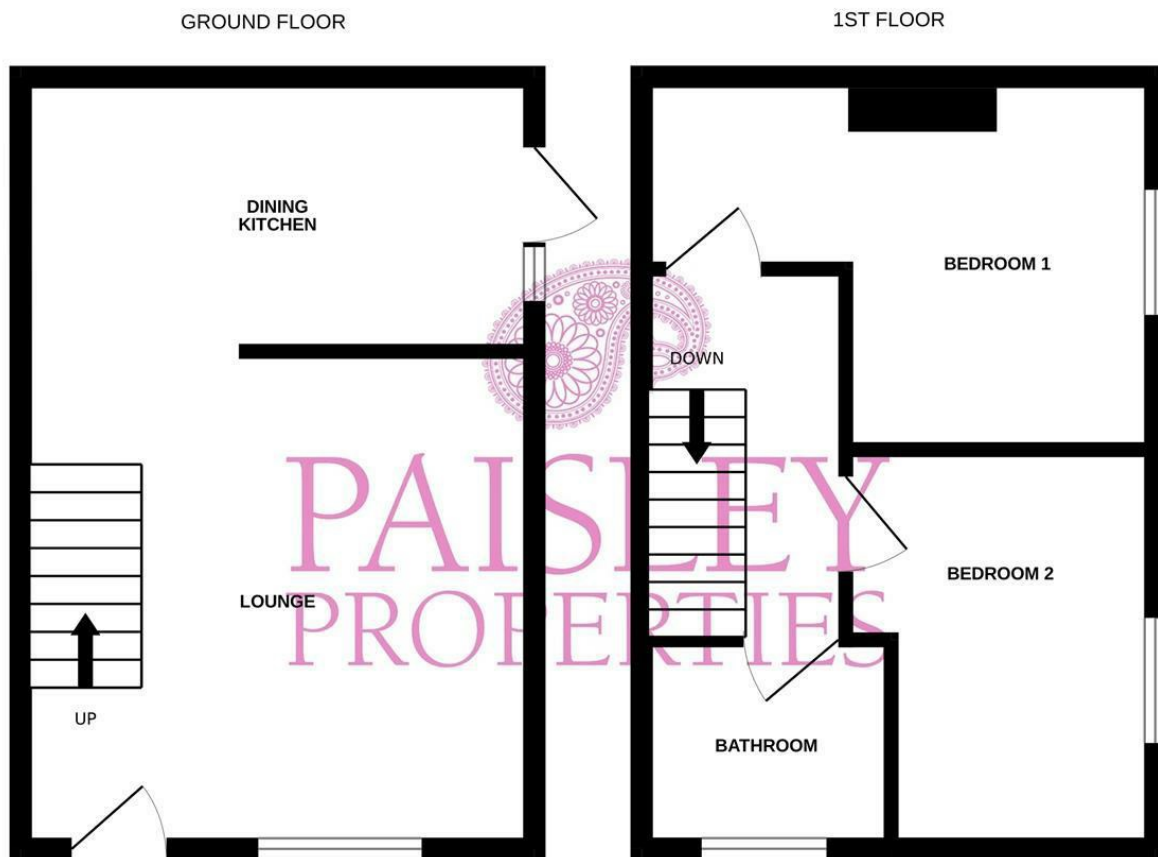
MORTGAGES

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.



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		
England & Wales		EU Directive 2002/91/EC

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

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PROPERTIES