

36 Wessenden Head Road,  
Meltham HD9 4EU

OFFERS AROUND  
£239,950



A SURPRISINGLY SPACIOUS AND MUCH EXTENDED TWO DOUBLE BEDROOM, TWO BATHROOM END STONE TERRACE IN PLEASANT TUCKED AWAY POSITION WITH GARDEN AND PARKING CLOSE TO POPULAR MELTHAM VILLAGE CENTRE.

FREEHOLD / COUNCIL TAX BAND: B / EPC: C

PAISLEY  
PROPERTIES

## HALLWAY



You enter the property through an attractive composite style door to this welcoming hallway with space for hanging, staircase to first floor and door to dining kitchen.

## DINING KITCHEN 10'4 x 13'6 apx



Positioned to the front of the property and being of a good size with space for dining table fitted with a range of cottage style oak wall, base and drawer units with contrasting work surfaces, tiled splashbacks and inset ceramic sink unit, integrated electric oven, hob with extractor hood over, slate effect tiled flooring, exposed beams to ceiling and exposed stonework, 'Wave' intelligent lighting allowing remote access for kitchen lighting, Upvc triple glazed window to the front and access to the cellar.



### CELLAR 13'6 x 7'9 maximum



Accessed from the kitchen via stone steps to this vaulted cellar having stone shelving, stone flagged flooring and plumbing for washing machine affording a useful utility storage space.

### LIVING ROOM 13'6 x 12'10



Being an extension to the original property (circa. 2000) and positioned to the side this now offers a bright and spacious living space, accessed from the kitchen with open turned staircase leading down to the living room which affords plenty of space for freestanding furniture, space for small study area under stairs, double glazed window to the front and double doors to the rear leading to garden.



## UNDERSTAIRS STUDY AREA



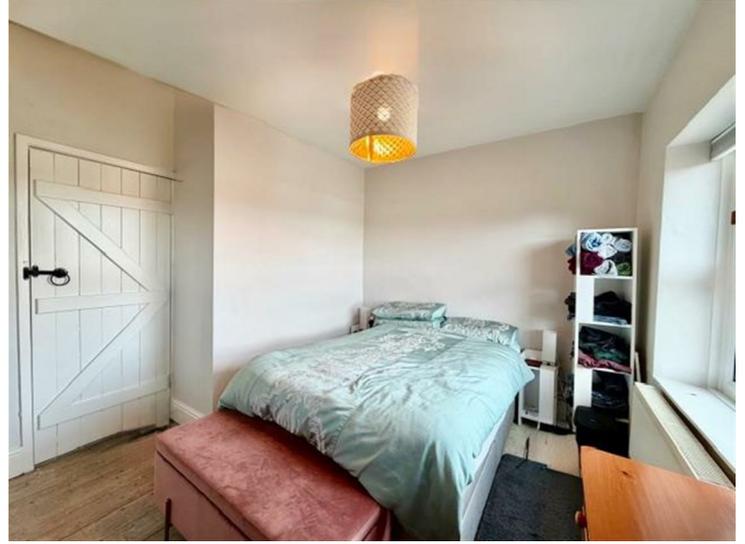
A useful space below the living room stairs with space for small computer desk.

## FIRST FLOOR LANDING ONE



Stairs ascend from the front entrance hallway to a bright landing space with feature exposed stonework and attractive latch style timber doors, rear facing window and doors to bedroom and bathroom.

## **BEDROOM TWO 13'6 x 10'4**



A good sized double bedroom positioned to the front of the property having ample space for freestanding furniture with two triple glazed windows to the front allowing natural light to flood the room and giving pleasant views towards the church and Meltham village. There is a sizeable loft hatch with fold down ladder giving easy access to a part boarded loft space.

## **BATHROOM 5'10 x 4'11**



Positioned to the rear of the property next to bedroom two and being furnished with a modern three piece white suite with half tiled surround including a low level w.c, pedestal hand wash basin, panelled bath with shower attachment, fitted chrome towel rail radiator, Expelair fan to wall, Velux style roof light and recently fitted side window.

PLEASE NOTE: significant works have been recently completed in fitting the new window and associated plastering. However, the vendor does not intend to finish the decoration, allowing the purchaser to complete to their own taste and specification.

## FIRST FLOOR LANDING TWO



Accessed via the open staircase from the living area a turned staircase leads to the first floor with door to bedroom one.

## BEDROOM ONE 12'3 x 9'2



Positioned to the front and having both side facing double glazed window and Velux style roof light allowing plenty of daylight, this is a generous double bedroom having vaulted full height ceiling, plenty of space for freestanding furniture with further useful over-stairs store and door leading to en suite.



**EN SUITE 9'2 x 3'11**



Being furnished with an attractive and contemporary three piece white suite with contrasting grey block part tiled surround including a low level w.c, fitted hand wash basin with vanity unit beneath, generous tiled shower, fitted extractor fan and Velux style roof light to vaulted ceiling.

## FRONT EXTERNAL AND PARKING



The property is approached via a shared lane off Wessenden Head Road, between No. 26 & No.44 giving access to the end where No.36 can be found having a gravelled frontage with space for parking and bin storage. We understand access must be given to No.36 at all times, allowing parking directly to the front of the property with further on street parking available on Wessenden Head Road. A paved frontage with useful outside tap and pedestrian gate gives access to the sizeable side garden.



## SIDE GARDEN AND OUTBUILDING



Stone steps lead from the front with tiered, planted borders down to a pleasant large paved patio seating area ideal for summer entertaining and further decked and paved seating areas continuing to the side with direct access from the living room, central artificial lawn, a useful timber shed/summer house with power and lighting offers a host of possible uses, whilst an attractive walled and fenced boundary provides some privacy and security.





**ROOFTOP VIEWS**



## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees / Band B

PROPERTY CONSTRUCTION:  
Standard brick and block

RIGHTS OF WAY:  
We are advised that there are no rights of way over the property. The property does have a right of way from Wessenden Head Road to the parking area and an infrequent pedestrian right of way through garden of No.46 to access the rear wall for maintenance only.

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 - 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.

## **SURVEY**

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.

