

3 Derwent Road,  
Meltham HD9 4HD

OFFERS IN THE REGION OF  
£259,950



A SUBSTANTIAL PERIOD MID TERRACE OFFERING SPACIOUS THREE BEDROOM PLUS  
ATTIC ROOM & TWO BATHROOM ACCOMMODATION OVER THREE FLOORS WITH  
LARGE GARDEN WITHIN POPULAR MELTHAM VILLAGE

FREEHOLD/ COUNCIL TAX BAND: B / EPC: D

PAISLEY  
PROPERTIES

## HALLWAY



You enter the property through a hardwood door into this welcoming entrance having space for cloaks hanging and staircase to first floor.

## LIVING ROOM 14'10 x 13'6 maximum



A bright and spacious living room positioned to the front of the property having a feature decorative fireplace with mantel surround and sash Gothic style arched window to the front elevation.



## DINING KITCHEN 17'5 x 12'7 maximum



Positioned to the rear of the property and being of a generous size fitted with a range of beech effect units with granite effect work surfaces, inset single drainer stainless steel sink units, integrated double electric oven, hob and extractor hood over, plumbing for washing machine, wood effect flooring underfoot, windows to the rear and Upvc double glazed door to the rear.



## FIRST FLOOR LANDING



Stairs ascend to the first floor landing giving access to first floor bedrooms and turned staircase leading to the second floor.



**BEDROOM ONE 15' x 9'6 apx**



A good sized double bedroom positioned to the front of the property being neutrally decorated with feature arched window to the front elevation over-looking the front garden.



**BEDROOM TWO 7'10 x 9'9 apx**



A good sized second double bedroom positioned to the rear of the property.

### **BEDROOM THREE 7'10 x 7'8 maximum**



A well proportioned single bedroom positioned to the front of the property affording space for free standing furniture and views over garden.

### **FAMILY BATHROOM 7'7 x 4'11**



Positioned to the rear of the property and furnished with three piece white suite with part tiled surround comprising low level w.c, pedestal hand wash basin, panelled bath unit with shower over and fitted shower screen and frosted window to the front.



**ATTIC BEDROOM 17'9 x 13'1 maximum**



A turned staircase leads up to this impressive, light and airy attic room having fitted Velux style roof light, generous space for freestanding furniture with eaves storage and access to en suite shower room.



**EN SUITE SHOWER ROOM 8'9 x 4'1 maximum**



Positioned to the rear and furnished with a three piece white suite comprising a low level w.c, pedestal hand wash basin and shower cubicle with Velux style roof light to the rear.



## VIEW FROM ATTIC ROOM



## REAR EXTERNAL



A rear yard area affording potential for off street parking with further useful outside store.

## FRONT GARDEN

A surprisingly generous garden being mainly laid to lawn with further patio and potential vegetable garden affording excellent further potential.



## **\*MATERIAL INFORMATION**

TENURE: Freehold

UNREGISTERED TITLE - We are advised that while ownership has been confirmed, the title is currently unregistered. Solicitors have been instructed and registration of the title is now being conveyed. Registration of the title will be completed during the sale conveyance.

COUNCIL AND COUNCIL TAX BAND:

Kirklees / Band B

PROPERTY CONSTRUCTION:

Standard brick and block

ADDITIONAL COSTS:

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

PARKING:

Parking space to rear (dependent on car size)

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

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.

## **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.

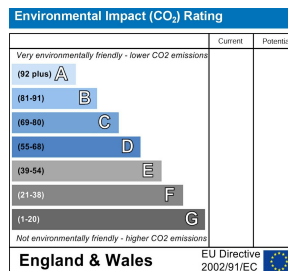
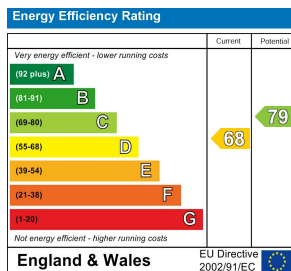
## **MORTGAGES**

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. \*



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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