Wm Sykes & SON EST. 1866

Offers in the region of

£265,000



44 Wetlands Road, Meltham

Offered for sale with no upper chain is this appealing three-bedroom semi-detached property on Wetlands Road. Having good-sized gardens to the front and rear, and a block set driveway offering off-road parking for a number of vehicles, and there is a single detached garage. The property benefits from double- glazing and central heating and briefly comprises entrance hallway, lounge, dining room, kitchen, side porch, first floor landing, three bedrooms, two of which are doubles and house bathroom. Located at the top of Wetlands Road, the last semi-detached property on the road sits within a few minutes' walk to the local school and local amenities that Meltham has to offer including supermarket, local shops and bars. The property is south-easterly facing and enjoys the morning sunshine, and whilst the property needs some rejuvenation, it must be viewed to be fully appreciated and understand the scale and size of the accommodation on offer in this popular village.

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Accommodation

GROUND FLOOR



Entrance Hallway
Access is gained via a double-glazed door, with a double-glazed window to the side. The entrance hallway also benefits from a double-glazed window to the side aspect, a central heating radiator, and stairs rising to the first-floor landing.



Lounge **13' 1" x 12' 1" max**
The lounge has a living flame gas fire set upon a raised hearth with a period style surround, double-glazed bay window and a central heating radiator.



Dining Room **11' 5" x 9' 3" max**
Having a living flame effect style electric wall mounted fire, central heating radiator and double-glazed French doors, with side windows giving views and access to the property's rear garden.





Kitchen



Kitchen **11' 5" x 8' 7" max**

Comprising high- and low-level units with a one-and-a-half bowl sink unit with mixer tap, integral fridge freezer, which we are informed was replaced approximately two years ago, and a twin electric oven, also replaced at a similar time. There is also a Hotpoint electric hob with filtration hood over. The room has tiled splashbacks, a central heating radiator, and a double-glazed window allowing views over the property's rear garden. There is also a built-in pantry-style storage cupboard, and a single-glazed door provides access to the side entrance porch.



Entrance Porch **3' 10" x 3' 10"**

Having double-glazed windows to three sides, a double-glazed external access door, half-height panelling and tiled flooring.

FIRST FLOOR



Landing

The landing has an obscure double-glazed window at half height and doors lead off.





Bedroom 1

13' 1" x 10' 11" max including wardrobes & bay

Located to the front of the property, with double-glazed bay window, a central heating radiator and built-in wardrobes to the right of the chimney breast.





Bedroom 2
11' 5" x 10' 11" max including wardrobes
Located to the rear, this double bedroom has built-in wardrobes, shelving and a dressing table. The wardrobe is positioned to the left-hand side of the chimney breast. There is a central heating radiator and a double-glazed window offering views over the property's rear garden, neighbouring rooftops and beyond. The bedroom also benefits from a deep storage cupboard, which houses the property's gas-fired central heating boiler.



Bedroom 3 **8' 10" x 6' 11" max**
Located to the front of the property, with useful bulkhead storage space, central heating radiator and double-glazed window. The room is home to the property's loft access point.



Bathroom **6' 11" x 5' 6" max**
Comprising a two-piece suite including bath and pedestal hand wash basin, obscure double-glazed window, central heating radiator and tiling to ceiling height.



WC **3' 11" x 2' 11"**
Comprising low-level flush WC and an obscure double-glazed window.



OUTSIDE

To the front of the property, twin metal gates give access to the block-paved driveway, which runs down the side of the front garden, opens up to the side of the property and leads to the single detached garage. The front garden is mostly laid to lawn, with established planting within raised beds. The block paving extends to the pathway leading to the front door and around the front bay window. To the side of the property, there is access to the understairs storage area and through to the side porch, which then provides access to the rear garden. The block paving continues immediately to the rear of the property. The rear garden has a lawned area, with the majority being paved, providing a low-maintenance approach, although changes could obviously be made. There is established hedging to one side and fenced boundaries to the rear. A garden shed is located behind the single detached garage. The single detached garage is of concrete sectional construction and has a side access door, a single glazed window and an up-and-over entrance door.

Additional Information

The property is Freehold; Energy rating 67 (Band D); Council tax band C.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

Viewing

By appointment with Wm. Sykes & Son.

Directions

From the centre of Meltham head along Holmfirth Road (B6107) towards Meltham C of E School. Turn right opposite the School Gates onto Wetlands Road and the property will be found on the left-hand side.

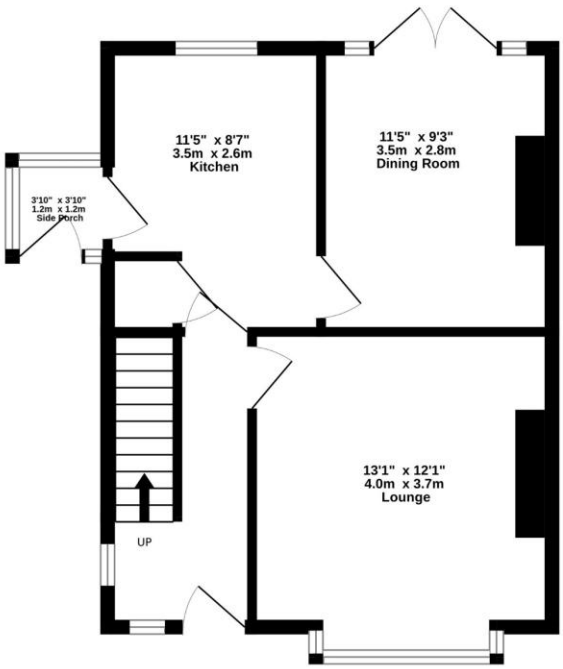




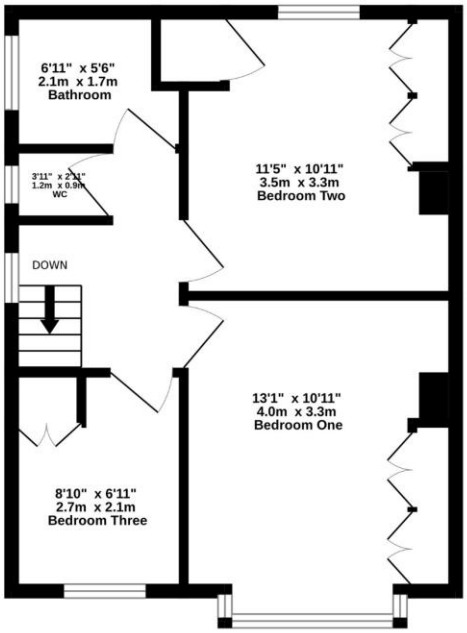


Outside Rear

GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

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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