22 Meltham Grange, Meltham HD9 5AT

OFFERS IN THE REGION OF
£499,950















A SPACIOUS AND STYLISH FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING ENVIABLE CORNER PLOT WITH GENEROUS GARDENS AND IMPRESSIVE GARDEN/GAMES ROOM IN SELECT CUL-DE-SAC CLOSE TO POPULAR MELTHAM VILLAGE.

FREEHOLD / COUNCIL TAX BAND: E / EPC: B

PAISLEY
PROPERTIES

HALLWAY





You enter the property through an external open canopy porch via an attractive glazed composite style door into this most welcoming hallway having bright and neutral decor with feature panelling, wood effect flooring underfoot, recessed spotlights to the ceiling, doors to living room and kitchen and open staircase with spindled banister leading to the first floor.



WC 6'11 x 2'10 apx




Conveniently positioned just off the hallway and furnished with a two piece white suite and marble effect tiled flooring and matching wall tiles comprising low flush w.c, hand basin with vanity unit below, vertical chrome radiator and extractor fan.

LIVING ROOM 11'3 x 19'3 max into bay




Positioned to the front of the property and being neutrally decorated including a feature contemporary electric living flame effect fire set within a polished limestone surround, affording ample space for freestanding furniture, walk-in bay window and double doors leading to kitchen.





LIVING/DINING KITCHEN 22'3 x 13'9 maximum





Spanning the rear of the property this is a most spacious room combining distinct yet open living, dining and kitchen areas and affording an ideal entertaining space, the kitchen area being fitted with a comprehensive range of stylish and contemporary grey wall and base units with contrasting wood effect work surfaces, inset single drainer sink unit, integrated Neff oven, grill, ceramic hob with extractor hood over, fridge, freezer, dishwasher, separate wine cooler, breakfast bar for informal dining, further space for dining table and being open to sitting area with bi-fold doors leading to garden.


Tea kettle on











UTILITY 6'0 x 8'5 apx





Positioned just off the kitchen this is a useful addition featuring matching wall and base units with contrasting work surfaces, inset stainless steel sink unit, internal door to garage and door with fitted blind leading to rear garden.

INTERGRAL GARAGE 8'10 x 19'7 apx

Accessed internally through the utility room and from the front via a remotely operated roller door, being of a particularly generous size having full power and lighting.

FIRST FLOOR LANDING



Stairs ascend from the hallway to the first floor landing featuring an attractive spindled balustrade, useful storage cupboard and loft access hatch to ceiling.

BEDROOM ONE 13'2 x 15'6 maximum

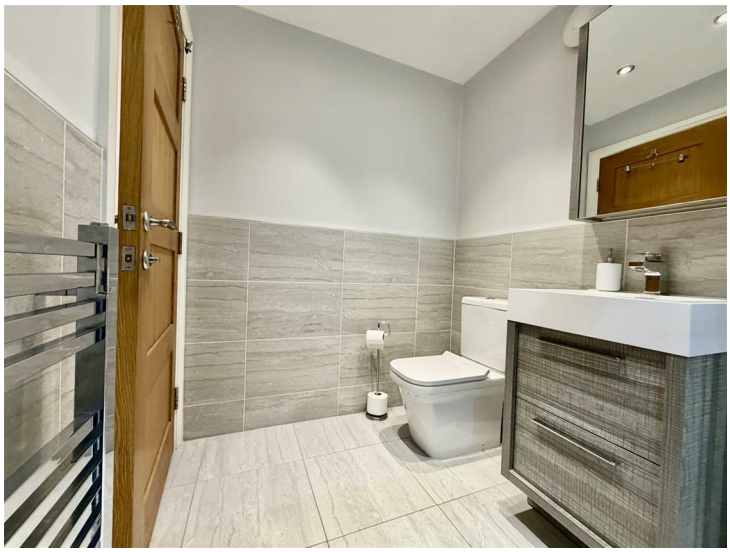




Positioned to the front of the property this is a particularly good size, neutrally decorated with feature panelling, fitted wardrobes with sliding doors, space for freestanding furniture including dressing area, double glazed window to the front overlooking the green and door leading to en suite shower room.




EN SUITE 5'8 x 7'9 apx

Positioned just off the main bedroom and being luxuriously furnished with a contemporary three piece white suite with contrasting tiled surround and flooring comprising a low level w.c, wall mounted hand basin with vanity unit beneath, double shower cubicle housing a rainfall shower, recessed ceiling spotlighting and fitted vertical ladder style radiator.

BEDROOM TWO 12'6 x 15'3 maximum





Positioned to the front, this is another good sized double bedroom having feature panelling, wardrobe recess with generous space for freestanding furniture and twin double glazed windows overlooking the front.



BEDROOM THREE 9'6 x 12'6 apx




Positioned to the rear this is a good sized third double bedroom with double glazed window overlooking the rear garden.

BEDROOM FOUR 8'0 x 10'2 apx




Again positioned to the rear this is a well proportioned bedroom, currently used as a generous home office.

FAMILY BATHROOM 8'6 x 8'9 maximum





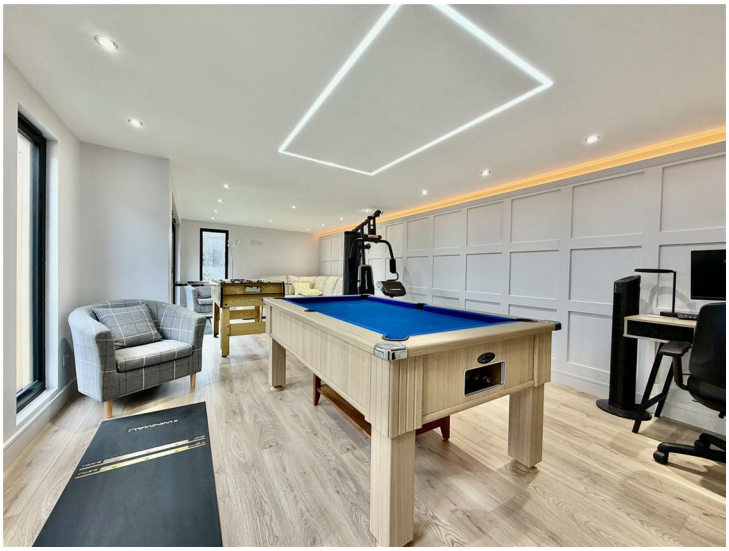
Positioned to the rear and being of a particularly good size comprising a four piece white suite with contrasting marble tiled surround and flooring comprising a low level w.c, floating wash basin with vanity unit beneath, panelled bath unit, shower cubicle with rainfall shower unit, recessed ceiling spotlighting, vertical towel rail ladder radiator and double glazed frosted window to the rear.



DETACHED GARDEN/GAMES ROOM 25'11" x 12'9" red to 10'7"



A superb addition to the property offering a host of potential uses. Being of a generous size covering approximately 29m2 and constructed with no expense spared to an extremely high standard, being fully insulated with internal power and intelligent lighting system and panelled heaters. Currently presented as a luxurious games room and home office with fitted wood effect flooring, panelling, feature recessed lighting and double glazed windows with bi-fold door to decked open veranda. Ideal for those requiring a professional home working space or home entertainment.













REAR & SIDE GARDEN





The property stands in a particularly generous plot, having been extensively landscaped for ease of maintenance, having artificial lawns laid, extending to the side, with further paved patio seating area affording an ideal alfresco dining space and fenced boundaries providing privacy.











FRONT GARDEN & PARKING



The property stands at the very end of the cul-de-sac and includes a generous triple driveway to the front with further parking opposite, neat open lawn with established borders and hedging and side gate giving secure access to the rear.





PUBLIC OPEN GREEN SPACE

Immediately opposite the property is a sizeable open 'village green' space providing a pleasant open space . This area is maintained and managed and we are advised that there is an annual fee of £200 pa for management and maintenance of this. Further details on request .

MATERIAL INFORMATION
TENURE:
Freehold

ADDITIONAL COSTS:
Approximately £200 pa payable for maintenance of communal village green space.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band E

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway and Garage

DISPUTES:
There have not been any neighbour disputes.

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

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

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 - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

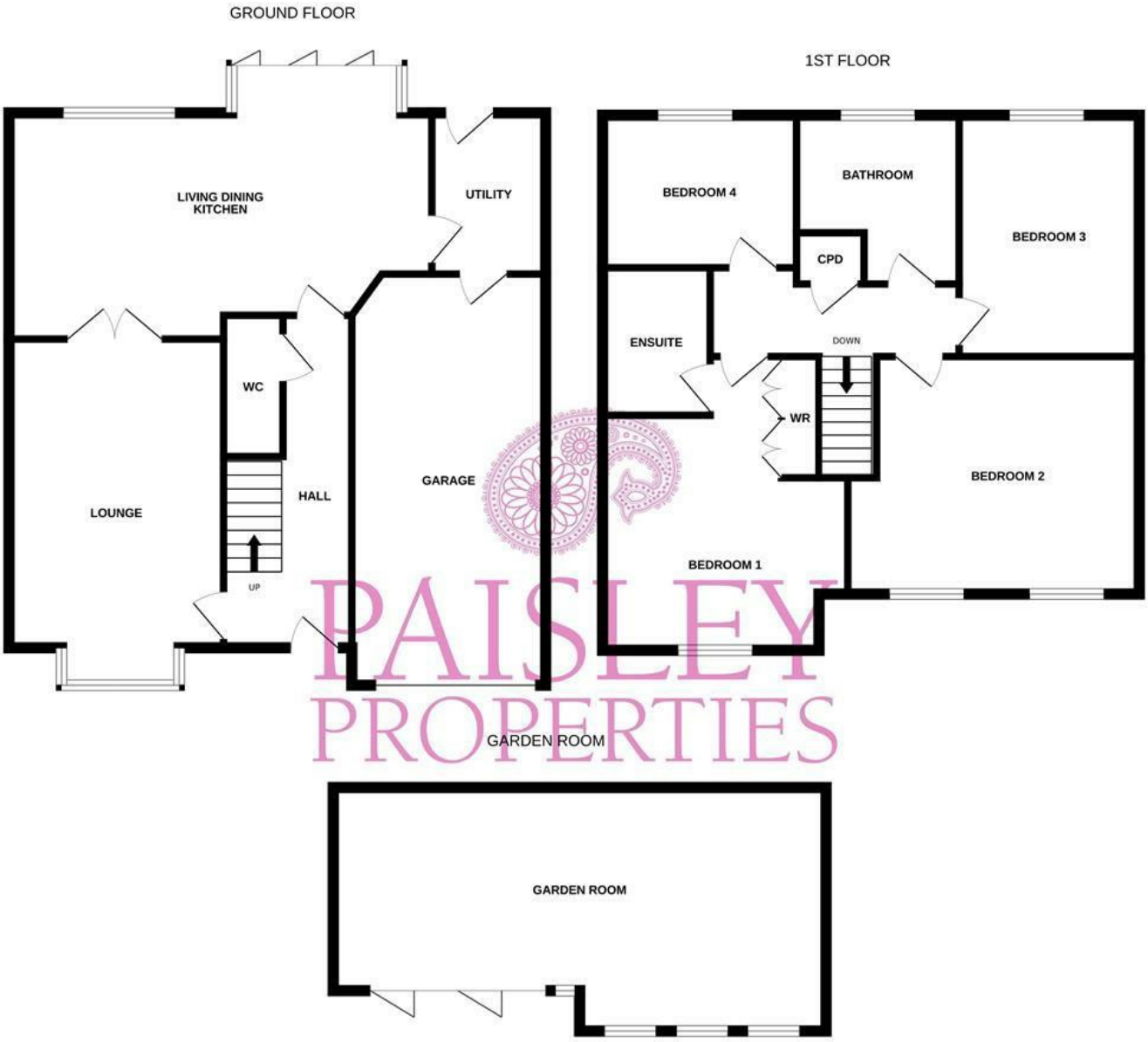
MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, 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 PROPERTIES
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.

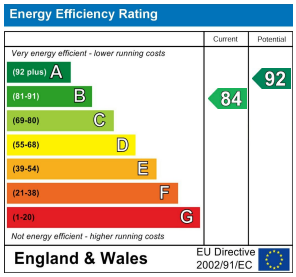
AGENTS NOTE
Please note information within our sales particulars has been provided by the vendors. Paisley

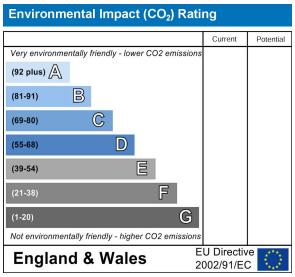
Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.
All measurements 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.



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.
Made with Metropix ©2026





www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY PROPERTIES