13 Mill Moor Road, Meltham HD9 5JT

OFFERS IN THE REGION OF £275,000

A MOST CHARACTERFUL AND SPACIOUS THREE BEDROOM VICTORIAN DETACHED WITHIN GENEROUS PLOT REQUIRING A PROGRAMME OF REFURBISHMENT BUT OFFERING TREMENDOUS POTENTIAL SITUATED CLOSE TO THE CENTRE OF POPULAR MELTHAM VILLAGE. NO VENDOR CHAIN

FREEHOLD / COUNCIL TAX BAND E / EPC: AWAITING

PAISLEY PROPERTIES

ENTRANCE HALL

You enter the property through a timber front entrance door with attractive pattern-glazed upper light, this is a welcoming entrance which includes several period features including cornicing to the ceiling, decorative flooring and doors to both reception rooms with stairs to the first floor.

LIVING ROOM 12'1 x 11'8 apx

Being positioned to the front of the property having a feature open fireplace with decorative tiled hearth and polished mantel surround, fitted picture rail and cornicing to ceiling and single glazed sash window to the front elevation.

DINING ROOM 15'1 x 12'8 maximum

A very generous second reception room, again positioned to the front, affording a host of uses including formal dining having attractive fitted storage, a fitted living flame gas fire set within a composite hearth and surround, sash style windows to front and side elevations and door leading to the rear.

KITCHEN 15′5 x 6′8 maximum

Although not currently fitted, this room offers a blank canvas to refurbish to taste and includes a fitted ceramic sink unit with storage beneath, drop leaf fitted breakfast table and single glazed sash window to the rear.

CELLAR

Accessed from the kitchen, stone steps lead down to the basement which includes a smaller coal cellar and larger vaulted keeping cellar offering further potential.

REAR LOBBY

Giving access to the rear with timber door leading to garden and doors to kitchen, dining room and larder/boot room.

BOOT ROOM/ LARDER 8'1 x 3'10

A very useful addition to the accommodation positioned to the rear and affording a host of possible uses including larder pantry, office or utility space having generous fitted storage and frosted side window.

FIRST FLOOR LANDING

Stairs ascend to the first floor leading to a bright and spacious landing which includes a spindled balustrade, feature arched window to the rear elevation with frosted glazing, loft hatch and doors to all bedrooms and bathroom.

BEDROOM ONE 13' x 12'1 maximum

Positioned to the front, this is a generous double bedroom with ample space for freestanding furniture, decorative cast iron fireplace, single glazed sash window to front and side elevations and door giving access to walk-in closet.

WALK IN CLOSET 4′ x 9′3 maximum

An extremely useful space including fitted shelving, sash window to the front and affording a host of potential uses including wardrobe space or dressing room.

BEDROOM TWO 12′6 x 11′7 apx

A second generous double bedroom again positioned to the front and including a decorative cast iron fireplace, fitted picture rail and single glazed sash window to the front.

BEDROOM THREE 8'5 x 6'7 apx

A third well proportioned single bedroom positioned to the rear including a single glazed sash style window to the rear.

FAMILY BATHROOM 8'9 x 6'0 apx

Positioned to the rear and furnished with a period style coloured three piece suite with contrasting half tiled surround comprising a low level w.c, pedestal hand wash basin, panelled bath unit, airing cupboard housing hot water cylinder and single glazed frosted sash window to the rear.

EXTERNAL, FRONT AND PARKING

The property stands in a generous level plot , being street-lined to the front with double gates to the side offering potential for off street parking to the side and access to the rear.

REAR GARDEN

While in need of landscaping the garden is of a good size having fenced and walled boundaries and door giving access to the rear.

***MATERIAL INFORMATION**
TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band E

PROPERTY CONSTRUCTION:
Standard stone and block

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

PARKING:
Driveway

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 - secondary heating only, no central heating fitted
Broadband - speeds tbc

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

AGENCY NOTES
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.

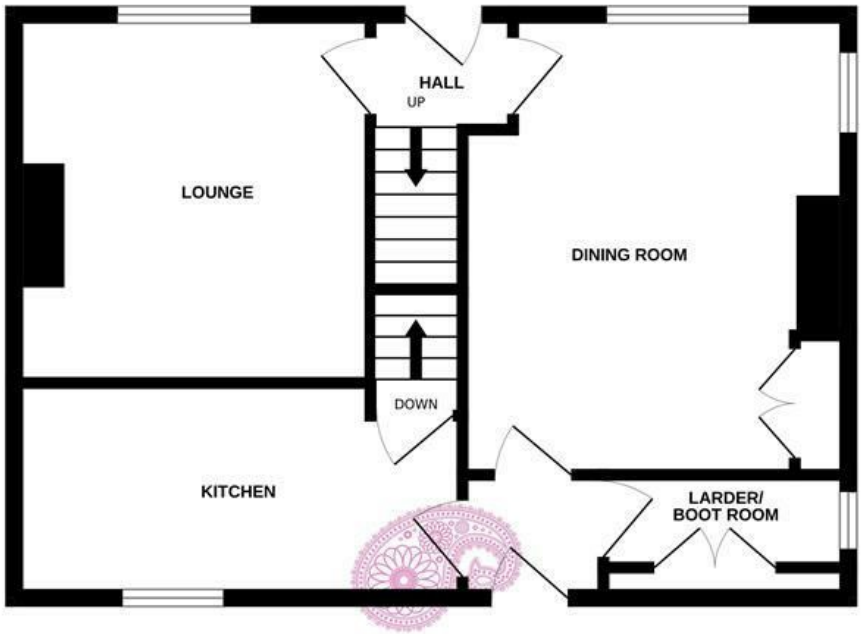
MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy,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

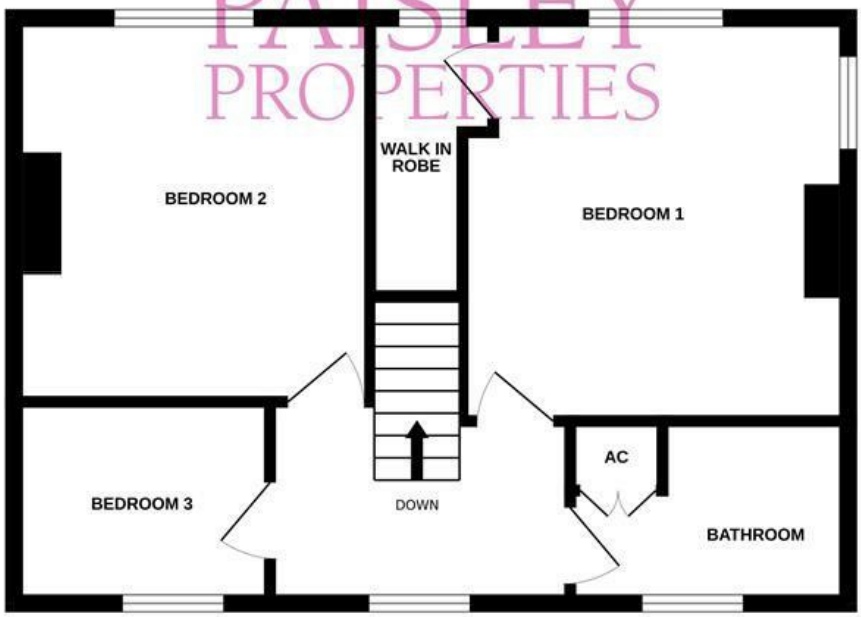
PAISLEY PROPERTIES
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

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 for a free, no obligation quote or for more information.

GROUND FLOOR



1ST FLOOR



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.
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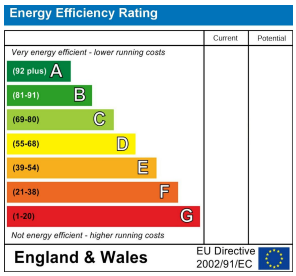

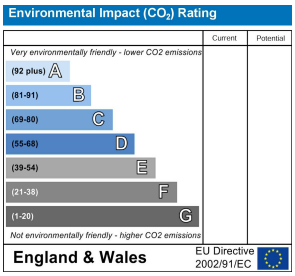

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