

139 Mill Moor Road,
Meltham HD9 5LW

OFFERS IN THE REGION OF
£289,950



A SUPERBLY PRESENTED AND SPACIOUS THREE BEDROOM MODERN TOWN HOUSE WITH STYLISH FITTINGS, PLEASANT ENCLOSED GARDEN AND PARKING ON THE FRINGES OF POPULAR VILLAGE WITH NEARBY AMENITIES, SCHOOLS AND STUNNING OPEN COUNTRYSIDE.

FREEHOLD / COUNCIL TAX BAND C / EPC: B

PAISLEY
PROPERTIES

HALLWAY



You enter the property through a composite style front door into this welcoming and most bright and spacious hallway having tiled flooring underfoot, contemporary decor, space for freestanding occasional furniture and hanging space, staircase with spindled banister to first floor and doors to ground floor accommodation.



CLOAKS W.C 5'1 x 2'10 apx



Being positioned just off the hallway and furnished with a two piece white suite comprising low level w.c, pedestal hand wash basin, single radiator and attractive tiled flooring.

DINING KITCHEN 14'7 x 9'5 maximum



Being positioned to the front of the property this is a spacious room with generous space for dining furniture and including a stylish fitted kitchen area with a comprehensive range of modern wall, base and drawer units with contrasting wood effect work surfaces with block tiled splashbacks, inset single drainer sink unit, integrated AEG electric oven, gas hob with stainless steel splashback and extractor hood over, integrated fridge, freezer, dishwasher and washing machine, tiled flooring underfoot, recessed spotlights to the ceiling and double glazed window to the front elevation.



LIVING ROOM 15'5 x 12'4 maximum



Positioned to the rear of the property this is a bright and spacious room with modern, neutral decor having plenty of space for freestanding furniture and bi-fold doors giving access directly to the rear garden.



FIRST FLOOR LANDING



Stairs ascend to the first floor landing having loft access hatch and doors to all bedrooms and bathroom.

BEDROOM ONE 12'1 x 11'4 maximum



Positioned to the front of the property this is a very spacious double bedroom having fitted wardrobes as well as space for freestanding furniture, double glazed window to the front elevation and door to en suite.



EN SUITE 5'3 x 5'7 apx



Being furnished with a an attractive and contemporary three piece white suite with contrasting grey half tiled surround comprising low level w.c, pedestal hand wash basin, shower cubicle, tiled flooring underfoot, fitted extractor fan and frosted window to the front.

BEDROOM TWO 11'7 x 8'7 maximum



Positioned to the rear this is a second good sized double bedroom again having fitted wardrobes and double glazed window with pleasant views to the rear.

BEDROOM THREE 12'1 x 6'8 maximum



A well proportioned third single bedroom ideal as both a bedroom or generous study or both having double glazed window to the rear.



FAMILY BATHROOM 6'0 x 6'6 apx



Being positioned to the centre of the property and furnished to a high standard with a contemporary three piece white suite with contrasting part tiled surround comprising low level w.c, pedestal hand wash basin, panelled bath unit with shower over and fitted screen, attractive tiled flooring underfoot and fitted ceiling extractor fan.

FRONT EXTERNAL AND PARKING

To the front the property is approached via steps leading to the front entrance door with gravelled fore-garden and attractive stone wall boundary. A shared lane to the side gives access to an allocated tandem parking space for at least two cars.

REAR GARDEN



Being fully enclosed and accessed from both the living room and a rear gate this is a most pleasant and private garden area having both paved and lawned areas with well stocked borders, useful timber storage shed and pedestrian gate giving access to the tandem allocated parking.



MATERIAL INFORMATION*

TENURE: Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band D

PROPERTY CONSTRUCTION:
Standard stone and block

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

PARKING:
Tandem allocated parking to rear

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 - 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.

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.

MORTGAGE

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.

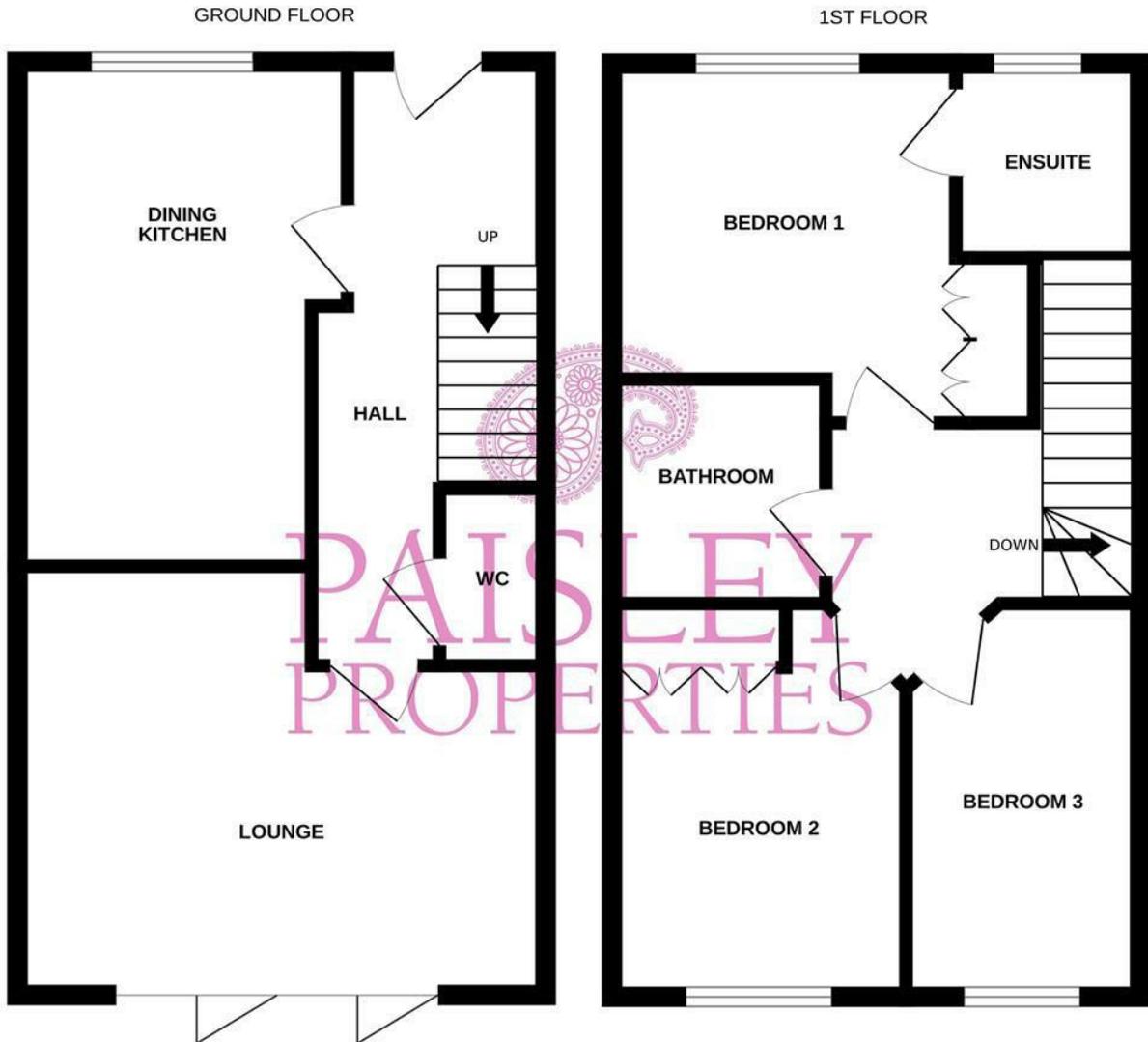
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

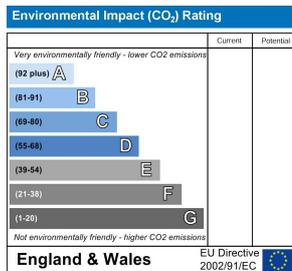
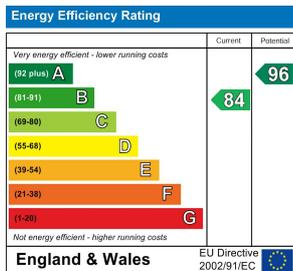
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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 for a free, no obligation quote or for more information.



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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