

2C Mill Moor Road,
Meltham HD9 5JU

OFFERS OVER
£110,000



****BEST & FINAL OFFERS BY TUESDAY 1ST SEPTEMBER** A WELL PRESENTED AND MODERN ONE BEDROOM GROUND FLOOR FLAT WITH PLEASANT DECKED GARDEN CLOSE TO CENTRE OF POPULAR MELTHAM VILLAGE.**

LEASEHOLD: 999 YRS FROM 1996/ COUNCIL TAX BAND: A / EPC: C

PAISLEY
PROPERTIES

ENTRANCE PORCH 4'3 x 3'10

You enter the property through a Upvc double glazed entrance door with frosted glazing into this useful porch which provides space for hanging coats, rear Upvc door to garden and inner door to living room.

LIVING ROOM 13'5 x 10'4 apx



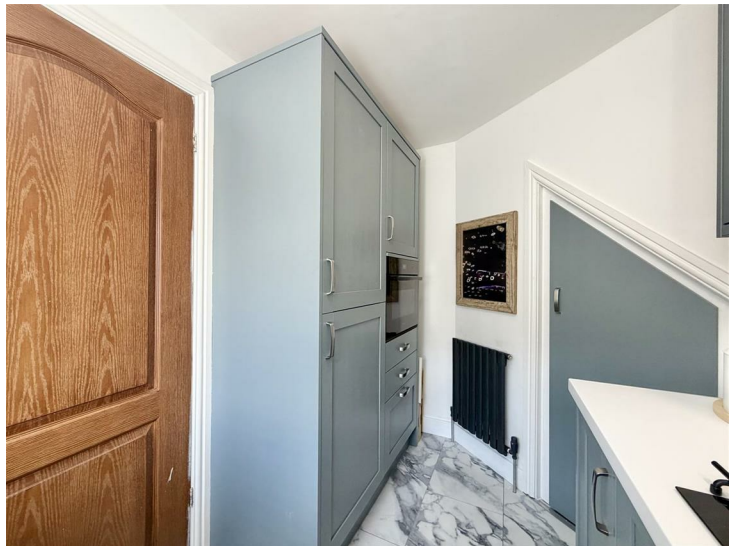
Positioned to the front of the property this is a generously proportioned room with space for freestanding furniture, Upvc double glazed window to the front elevation and doors to both kitchen and bedroom areas.



KITCHEN 10'4 x 6'4 apx



Positioned to the front just off the living room and recently refitted with a comprehensive range of contemporary dark teal shaker style wall, base and drawer units with contrasting marble effect work surfaces and block tiled splashbacks, inset single drainer acrylic sink unit, integrated electric oven, two plate ceramic hob with extractor over, integrated fridge and freezer, plumbing for washing machine, double glazed window to the front and useful pantry store housing gas combi boiler.



INNER LOBBY



Positioned off the living room and giving direct access to both the bedroom and shower room to the rear.

BEDROOM 11'2 x 10'1 maximum



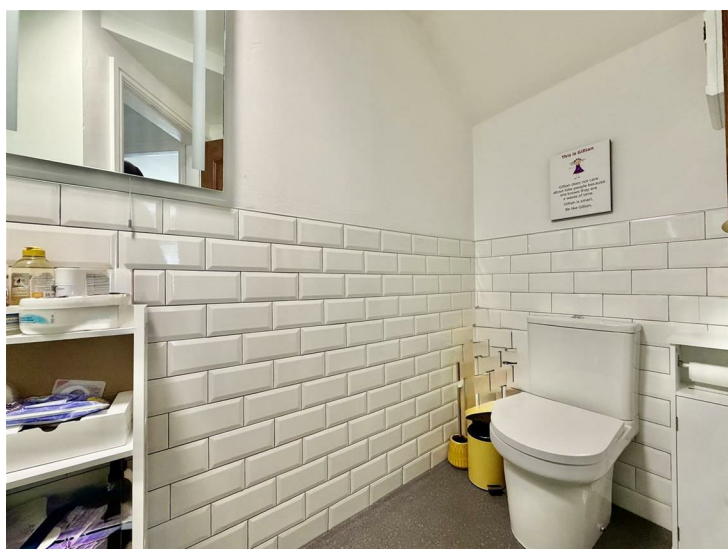
A well proportioned double bedroom affording space for double bed, wardrobes and other freestanding furniture and double glazed window over looking the rear garden and wooded area beyond.



SHOWER ROOM 11'3 x 5'7 maximum



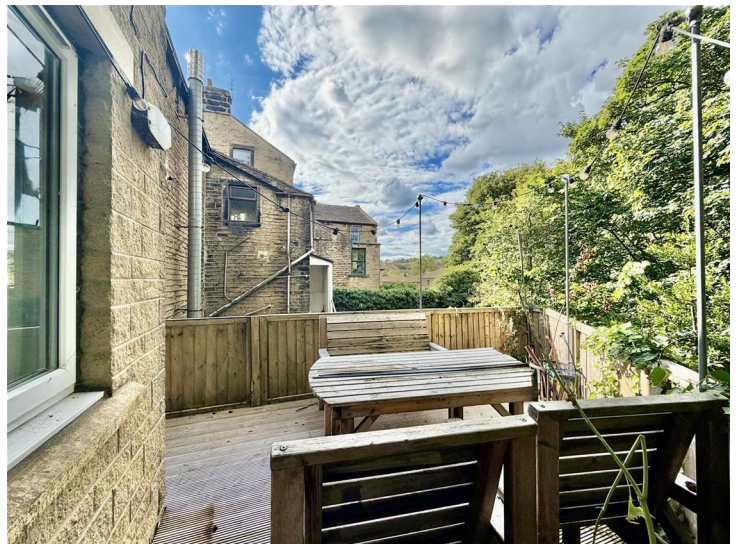
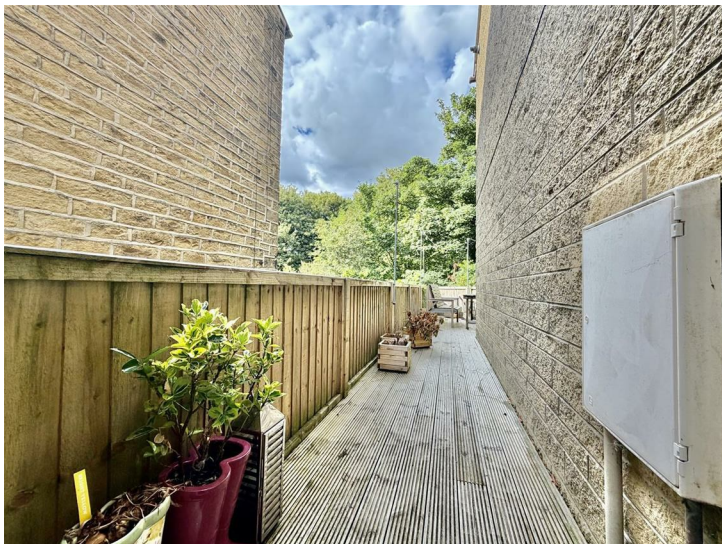
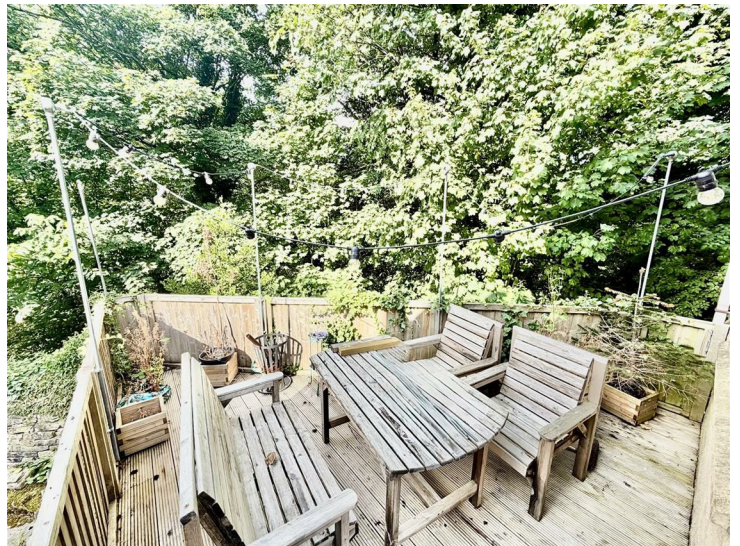
Being furnished with a modern three piece white suite with half brick tiled surround comprising a low level w.c, hand wash basin with vanity unit beneath, large walk-in shower cubicle, fitted vertical chrome towel rail radiator and double glazed frosted window to the rear.



OUTSIDE FRONT, PARKING AND GARDEN



To the front the property has a small square immediately outside currently housing a timber shed/ bike store with further space for potted plants or seating. There is on street parking available on the roadside (no permit required). Access through the porch leads to a raised decked walk way which in turn leads to a pleasant timber decked raised seating area with space for table, chairs and potted plants and having a pleasant private wooded aspect to the rear.





***MATERIAL INFORMATION**

TENURE: Leasehold

LEASEHOLD INFORMATION: Subject to a 999 year lease from 1996 (969 years remaining)
Ground Rent: unknown

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band A

PROPERTY CONSTRUCTION:
Standard stone, brick and block

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

PARKING:
On Street Parking

RIGHTS OF WAY: We are advised that there are no pedestrian shared rights of way

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 .
The property has been previously extended to the side for which planning permission was granted (details on request)
*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.

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

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 NOTES

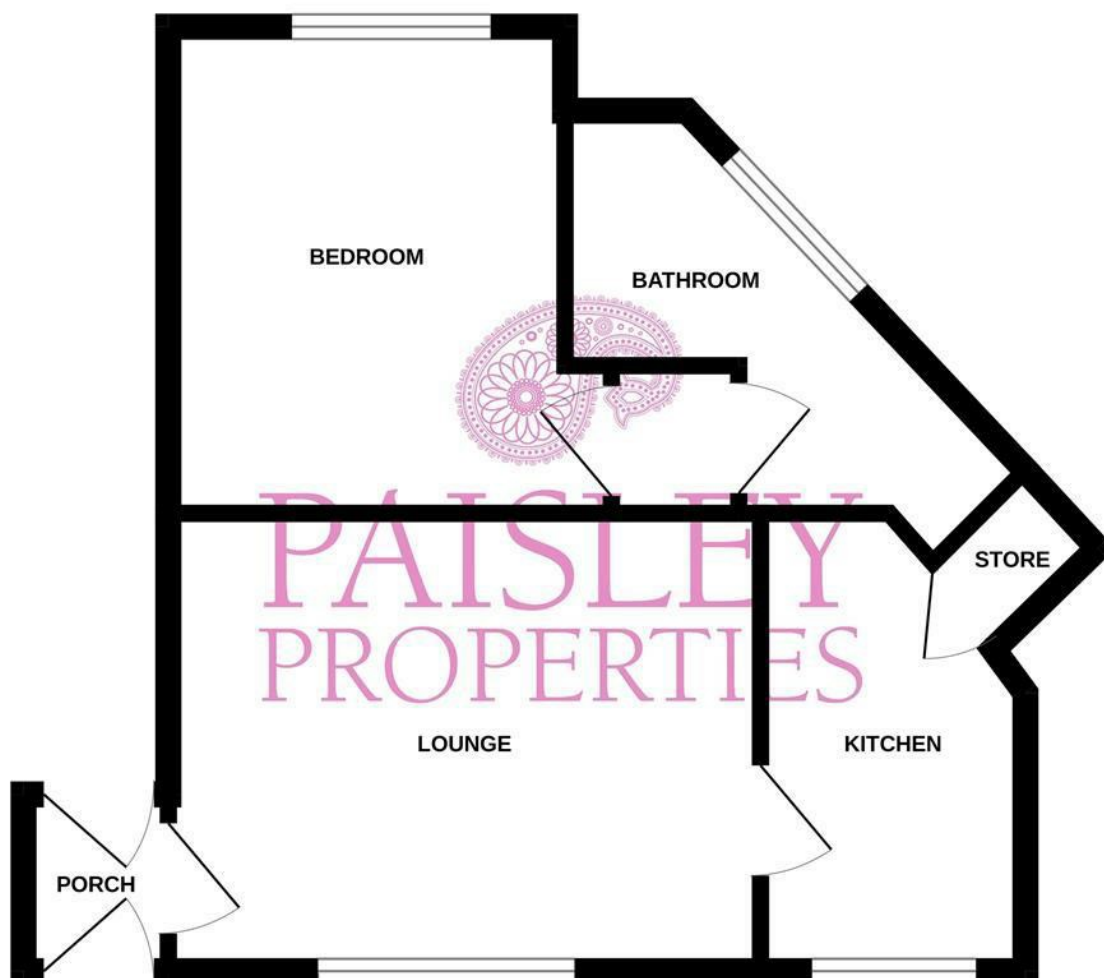
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided 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.

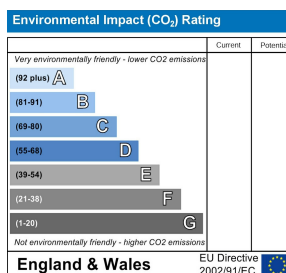
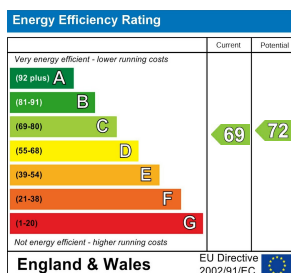
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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.



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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