

65 Mill Moor Road,  
Meltham HD9 5JT

PCM  
£700 PCM



AVAILABLE MAY, UNFURNISHED, NO PETS, NO SMOKERS,  
BOND £805, COUNCIL TAX BAND A, ENERGY RATING D

PAISLEY  
PROPERTIES

## **OPEN PLAN LIVING DINING KITCHEN 21'8" x 17'10"**

This well presented living dining kitchen is the heart of the home and is neutrally decorated throughout. The front mullion windows give a view of the street scene outside, an original exposed stone fireplace with stone slab hearth houses a log burning stove (for ornamental use only) and gives a lovely focal point to the room. To the rear there is plenty of space for freestanding living and dining room furniture. The kitchen area is fitted with white wall and base units, contrasting roll top worktops with tile splashbacks and a stainless steel sink with mixer tap over. Integrated appliances include a four ring electric hob, electric oven, washing machine, fridge and freezer. Laminate flooring flows underfoot and a door leads through to the cellar steps. A stone staircase with feature wall ascends to the first floor.

## **CELLAR**

Stone steps descend to this handy storage cellar ideal for household items.

## **FIRST FLOOR LANDING**

Stone steps with a wrought iron balustrade ascend from the living dining kitchen with a feature exposed stone wall to the first floor landing and doors lead through to the two double bedrooms, house bathroom and boiler cupboard with storage.

## **BEDROOM ONE 14'10" x 7'11"**

Featuring mullion windows and characterful beams, this good size double bedroom has space for freestanding furniture and a door leads through to the first floor landing.

## **BEDROOM TWO 9'11" x 9'4"**

Another double bedroom positioned to the front of the property again with mullion windows, beams, high ceilings and space for freestanding furniture. A door leads through to the first floor landing.

## **BATHROOM 10'4" x 7'4"**

This modern bathroom is fitted with a white suite, including a bath with shower over and glass screen, pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled with complimentary tile flooring, spotlights to the ceiling, side obscure glazed window and front mullion windows allowing natural light to flood the room. There are spotlights and beams to the ceiling and a door leads to the first floor landing.

## **EXTERNAL FRONT**

To the front of the property is space to sit out and for pots/planters.

## **AGENT 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.

## **LETTINGS INFORMATION**

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Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

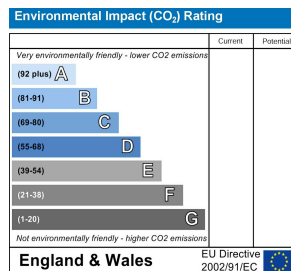
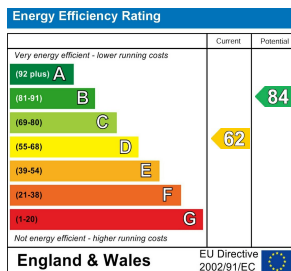
We will ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit may be required.

## **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.



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