19 New Street, Meltham HD9 5NU

OFFERS IN THE REGION OF
£220,000















A MOST DECEPTIVE THREE BEDROOM MID TERRACED WITH GENEROUS GARDENS AND LARGE DETACHED DOUBLE GARAGE/WORKSHOP CLOSE TO POPULAR VILLAGE CENTRE

FREEHOLD / COUNCIL TAX BAND: A / EPC: C

PAISLEY
PROPERTIES

HALLWAY
You enter the property through a timber front door into the entrance with space for hanging, stairs to first floor and door to living room.

LIVING ROOM 14'2 x 13'9 maximum




Positioned to the front of the property this is a well proportioned yet cosy living room with generous space for freestanding furniture including feature stone inglenook fireplace with exposed brick chimney breast, double glazed window to the front and door leading to kitchen.




INNER LOBBY
With access door to cellar and opening to kitchen.

CELLAR 6'10 x 4'6 apx
Having power and lighting providing a useful storage space.

BREAKFAST KITCHEN 17'5 x 7'6 apx





Being positioned to the rear and fitted with a comprehensive range of cream high gloss wall, base and drawer units with contrasting wood effect work surfaces, inset single drainer one and a half bowl sink unit with mixer tap, integrated electric oven, four plate hob with extractor hood over, integrated fridge and freezer, space for breakfast/dining table with wood effect flooring underfoot, double glazed window and timber stable door giving access to the rear.









FIRST FLOOR LANDING
Stairs ascend to the first floor landing having doors to all rooms and loft hatch to ceiling with pull down ladder giving access to the loft space.

BEDROOM ONE 12'5 x 13'9 apx





Positioned to the front this is a generous double bedroom having fitted wardrobes to chimney recess with further space for freestanding furniture and double glazed window to front.



BEDROOM TWO 10'6 x 7'6 apx




A second double bedroom positioned to the rear with space for freestanding furniture and double glazed window overlooking the rear garden.

BEDROOM THREE 10'6 x 7'1 maximum




Positioned to the front this is a well proportioned single bedroom having useful fitted over-stairs wardrobe with further space for freestanding furniture and double glazed window to the front elevation.

FAMILY SHOWER ROOM 6'5 x 4'9 apx





Positioned to the rear and furnished with a three piece white suite comprising low level w.c, hand wash basin with vanity unit beneath, walk in shower cubicle, fitted ladder style radiator and Upvc double glazed frosted window.

LOFT SPACE (Ladder Access)





Accessed via a drop down ladder this is a useful space being fully boarded and carpeted with large Velux style roof light and while having restricted headroom does offer a versatile space for a variety of potential uses.

OUTSIDE FRONT



To the front the property has a raised lawn with stone front boundary wall with gated path lading to front door and on street parking before it.



REAR GARDEN AND PARKING



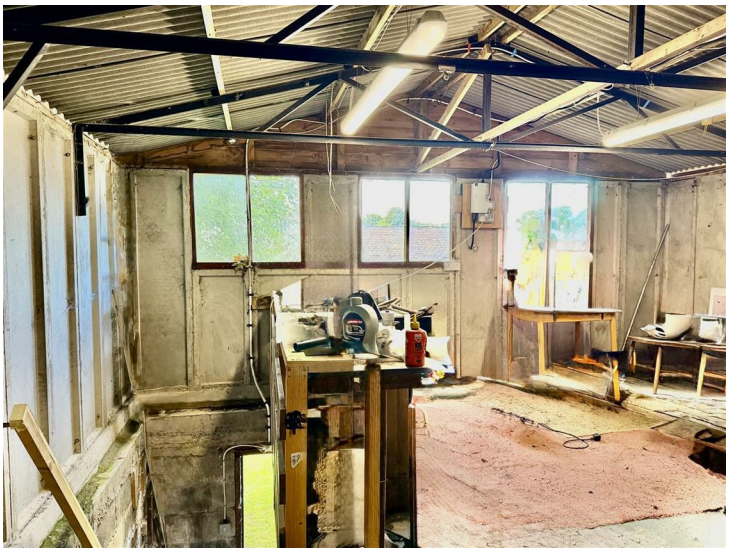
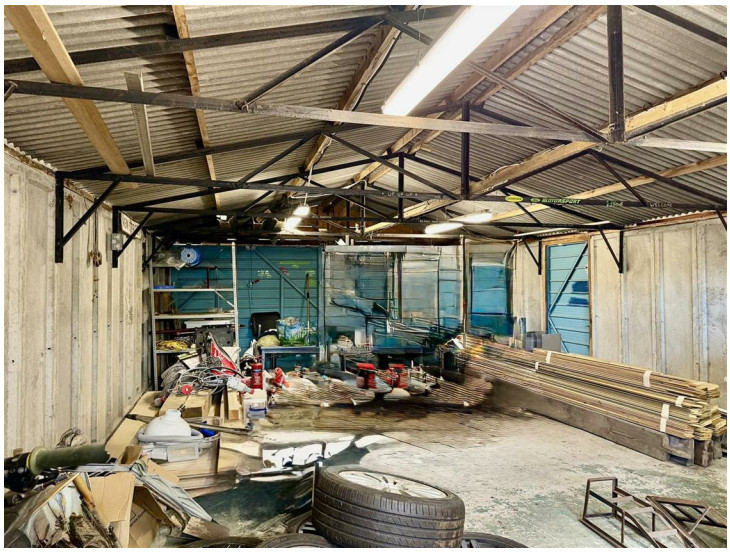


Accessed to the rear via a shared lane and from the rear kitchen are steps leading up to a paved patio garden with space for seating and barbeque area with further steps up to a generous lawn with hedged boundaries. A door to the rear of the detached garage gives access to a lower level workshop with timber steps leading up to the main double garage.






DETACHED DOUBLE GARAGE 16'3 x 29'9 apx

Accessed via a shared lane to the rear having full power and lighting, two up and over doors to the front, side access door and affording a generous storage or potential workshop space.



***MATERIAL INFORMATION**
TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band A

PROPERTY CONSTRUCTION:
Standard stone built

RIGHTS OF WAY:
We are advised that there is a shared pedestrian right of way immediately to the rear.

PARKING:
Double detached garage garage to rear.

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property

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 sewerage
Electricity - Mains
Heating Source - Mains Gas
Broadband -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

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.

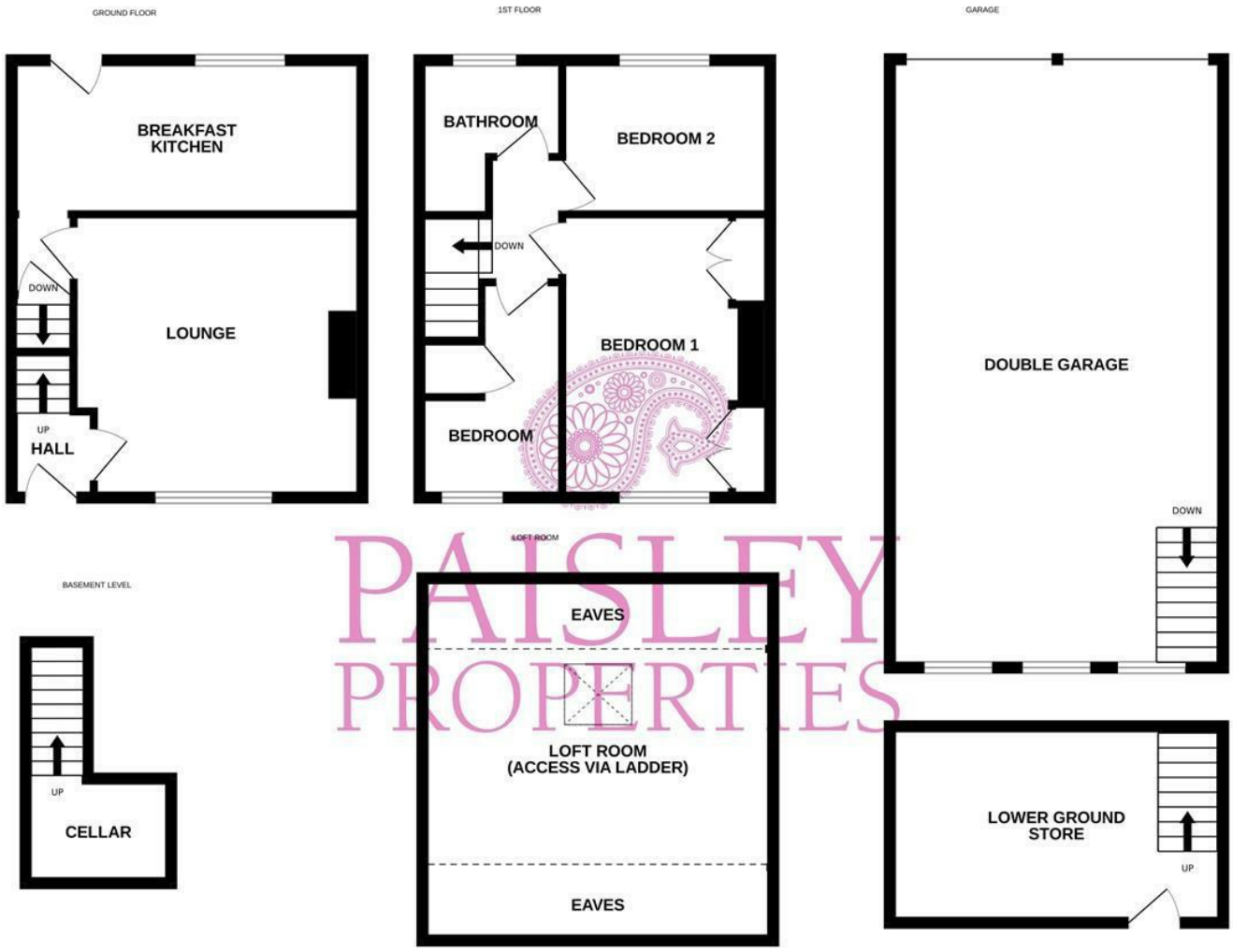
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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.

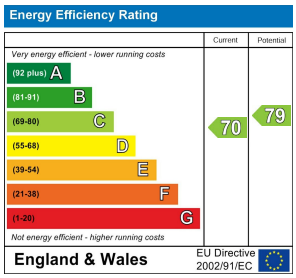
AGENTS NOTE

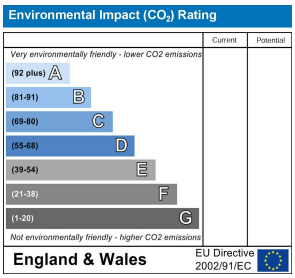
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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



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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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

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