4 The Park,
Kirkburton HD8 0NP

PER MONTH
£700 Per Month

THIS FANTASTIC TWO BEDROOM GROUND FLOOR APARTMENT ON A PRESTIGIOUS CONVERTED MILL DEVELOPMENT CLOSE TO THE VILLAGE OF KIRKBURTON IS BEAUTIFULLY PRESENTED AND JUST READY TO MOVE INTO. IT BENEFITS FROM AN ON SITE CONCIERGE, GYM FACILITIES AND DESIGNATED PARKING.

AVAILABLE EARLY SEPTEMBER, UNFURNISHED, BOND £805, ENERGY RATING D, COUNCIL TAX BAND B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 3'2" x 11'10" max
You enter the property through a timber fire door into a welcoming hallway. There is a built in sliding mirror wardrobe for coats and shoes. Doors lead to the living kitchen, two bedrooms and bathroom.

LIVING KITCHEN 12'1" x 22'11" max
The superb living kitchen is a generous sized space and has a separate kitchen and lounge area. The kitchen area is fitted with latte coloured base and wall units with wood effect worktops and upstands and a stainless steel sink with mixer tap over. Cooking facilities comprise of a black electric fan oven, electric hob and black canopy extractor. There is space for a washing machine and a tall fridge freezer. A door leads into a cupboard which houses the boiler and water tank and has ample room to store household items. The kitchen area has vinyl flooring underfoot. The lounge area has plenty of space for furniture and a sliding partition wall opens up to the second bedroom which could provide further living space or a perfect home office. A set of double timber doors open out to the rear of the property and an internal door leads through to the hallway.

BEDROOM ONE 14'7" x 9'11" max
Flooded with natural light from an arched feature window, this fantastic double bedroom is neutrally decorated. There is a fitted sliding wardrobe and there is still ample space for further bedroom furniture. A door leads into the hallway.

BEDROOM TWO 8'11" x 11'5" max
This lovely and light second bedroom, courtesy of a rear facing window, has a sliding partition wall which opens up to the lounge area. It could be used as a bedroom or an extension of the living space potentially as a home office or snug. There is space to accommodate freestanding furniture. A door leads into the hallway.

BATHROOM 7'3" x 7'0" max
This contemporary bathroom is fitted with a three piece white suite comprising of a low level W.C., pedestal wash basin and a bath with thermostatic mixer shower over. The room is partially tiled with large beige tiles. There is wood effect vinyl flooring underfoot, spotlights and a chrome towel radiator. A door leads into the hallway.

NOTES
The property is located in a converted mill with an on site gym, concierge and designated parking space.

NEW LETTINGS INFORMATION
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. 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.

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

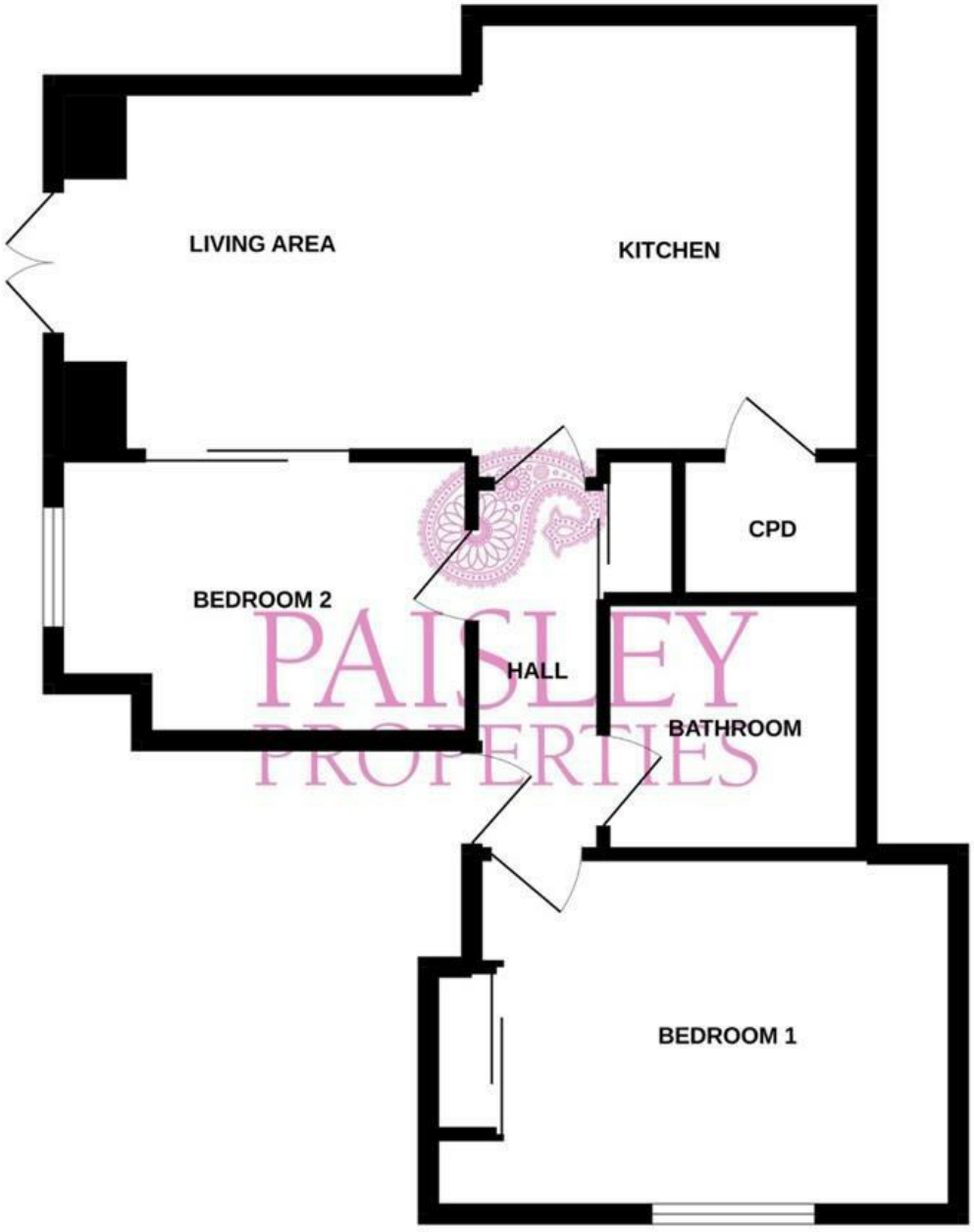
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

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.

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.

PAISLEY MORTGAGES
Harry Mason 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 Harry, 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

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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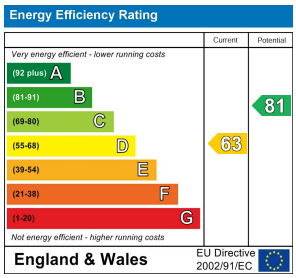

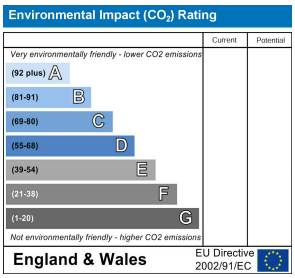

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