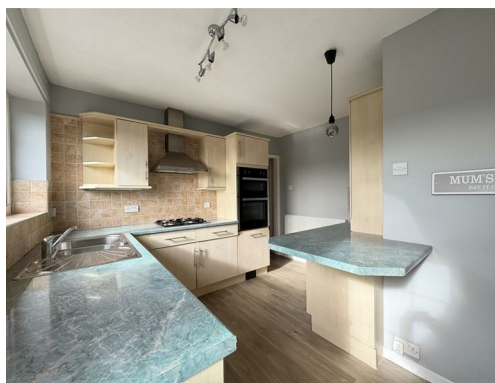


3 Pennine Rise,  
Scissett HD8 9JE

PCM  
£1,250 PCM



THIS FOUR BEDROOM DETACHED DORMER BUNGALOW OFFERS SPACIOUS, NEUTRALLY DECORATED ACCOMMODATION AND BENEFITS FROM DRIVEWAY PARKING, A GARAGE AND A WRAP AROUND GARDEN.

AVAILABLE IMMEDIATELY, UNFURNISHED, NO PETS, NO SMOKERS, BOND £1615, ENERGY RATING D, COUNCIL TAX BAND D

PAISLEY  
PROPERTIES



### **PORCH 6'10" apx x 4'1" apx**

You enter the property through a part glazed white uPVC door into the entrance porch. This is decorated in grey tones with coordinating grey carpet under foot. There is plenty of space to remove and store outdoor clothing and shoes on arrival and space for an item of furniture too. A door leads to the lounge.



### **LIVING ROOM 24'2" x 15'1" narrowing to 11'0"**

Flooded with natural light from not only a large bay window which offers far reaching views to the front but also a large side window, this fabulous L shaped living room has a lounge area and also a separate dining area. A brick chimney makes a focal point in the room. The room is decorated in grey tones with grey carpet underfoot and modern copper and smoked glass light fittings to the ceiling. Doors lead to the porch and the hallway and a carpeted staircase with a timber balustrade ascends to the first floor.





### **HALLWAY 9'4" x 2'7"**

The L shaped hallway is decorated in grey tones and has doors leading to the kitchen, living room, bathroom, WC and two bedrooms.

### **KITCHEN 10'11" x 11'1"**

This L-shaped kitchen is fitted with maple effect base and wall units with blue marble effect worktops, pale terracotta tiled splashbacks and a stainless steel one and a half bowl sink and drainer with mixer tap. There is space and plumbing for a washing machine and space for a tall fridge freezer. Cooking facilities comprise of a gas four burner hob with a stainless steel extractor fan over and a double electric oven. There are two large built-in cupboards perfect for storing household items, one of these contains the property's central heating boiler. Wood effect vinyl flooring runs under foot and there is a spotlight bar and a further contemporary style light fitting which sits over the breakfast bar which could be used as an informal dining solution. A part galzed uPVC door leads out to the side of the property and a door leads into the hallway.



### **BEDROOM ONE 10'11" x 10'9" max**

Beautifully light and airy courtesy of a large window which looks out to the rear garden and fields beyond, this good sized double bedroom has ample space for freestanding items of bedroom furniture decorated in grey tones with coordinating grey carpet underfoot. There is a satin chrome curtain pole above the window and a pendant shade light fitting. A door leads to the hallway.





### **BEDROOM TWO 10'11" x 7'9"**

Located to the rear of the property with a set of French doors which lead out to the garden and allow plenty of natural light, This second bedroom would easily accommodate a double bed and associated items of furniture. The walls are painted in tones of grey and there is coordinating grey carpet underfoot. A chrome light fitting finishes off the room. A door leads to the hallway.



### **WC 2'7" x 4'10" max**

This separate WC is fitted with a low-level Victorian style WC. The walls are partially tiled with white tiles with a patterned embossed border and there is wood effect vinyl underfoot. A flush light fitting complete the room. An obscure window allows natural light to enter and a door leads to the hallway.





### **BATHROOM 5'9" x 7'10" max**

This modern bathroom is fitted with a white two-piece bathroom suite comprising of a pedestal shell design hand wash basin with chrome taps and a bath with a thermostatic mixer shower over. The walls are partially tiled with a combination of white tiles with a decorative embossed border and grey aqua boards around the bathing area. Grey wood effect vinyl flooring runs under foot and a flush light fitting completes the room. An obscure window allows natural light to flood in and a door leads to the hallway.





### **FIRST FLOOR LANDING 8'8" x 7'11"**

A staircase ascends from the living room to the first floor landing which has copious amounts of eaves storage and a large cupboard too. Doors lead to two double bedrooms, a study/single bedroom and guest WC.



### **BEDROOM THREE 9'3" x 15'5"**

Located to the front of the property with a window looking out to the quiet street and front garden, This good sized double bedroom has ample space for freestanding bedroom furniture. The room is decorated in grey tones with grey carpet underfoot and a satin chrome curtain pole. A pendant light fitting completes the room. A door leads to the landing.



### **STUDY 5'8" x 6'5" max**

Again, decorated in tones of grey with grey carpet underfoot, this versatile space would make a perfect home office. It enjoys far reaching views from its side facing window and a cupboard provides storage in the eaves. A pendant light fitting completes the room. A door leads to the landing.





### **WC 2'10" x 6'4"**

This useful WC is fitted with a white low-level WC and a vanity hand wash basin with chrome taps and a cupboard below. A low door allows access into the eaves storage. A flush light fitting and grey carpet underfoot complete the room. A door leads to the landing.





#### **BEDROOM FOUR 9'2" x10'11" max**

Enjoying far reaching countryside views from its rear facing window, this fourth double bedroom has ample space for items of bedroom furniture and is decorated in grey tones with carpet underfoot. A pendant light fitting completes the room. A door leads to the landing.



#### **GARDENS, GARAGE & PARKING**

To the front of the property is a good sized front garden which is mainly laid to lawn with a beautiful weeping willow tree at the entrance and other well established shrubs. A gated driveway reaches down the side of the property providing parking for multiple vehicles and leading to a single garage with an up and over door. The garden wraps around the side of the property to the rear where there is a patio area adjacent to the house and a lawned area.







## **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).

## **PAISLEY PROPERTIES**

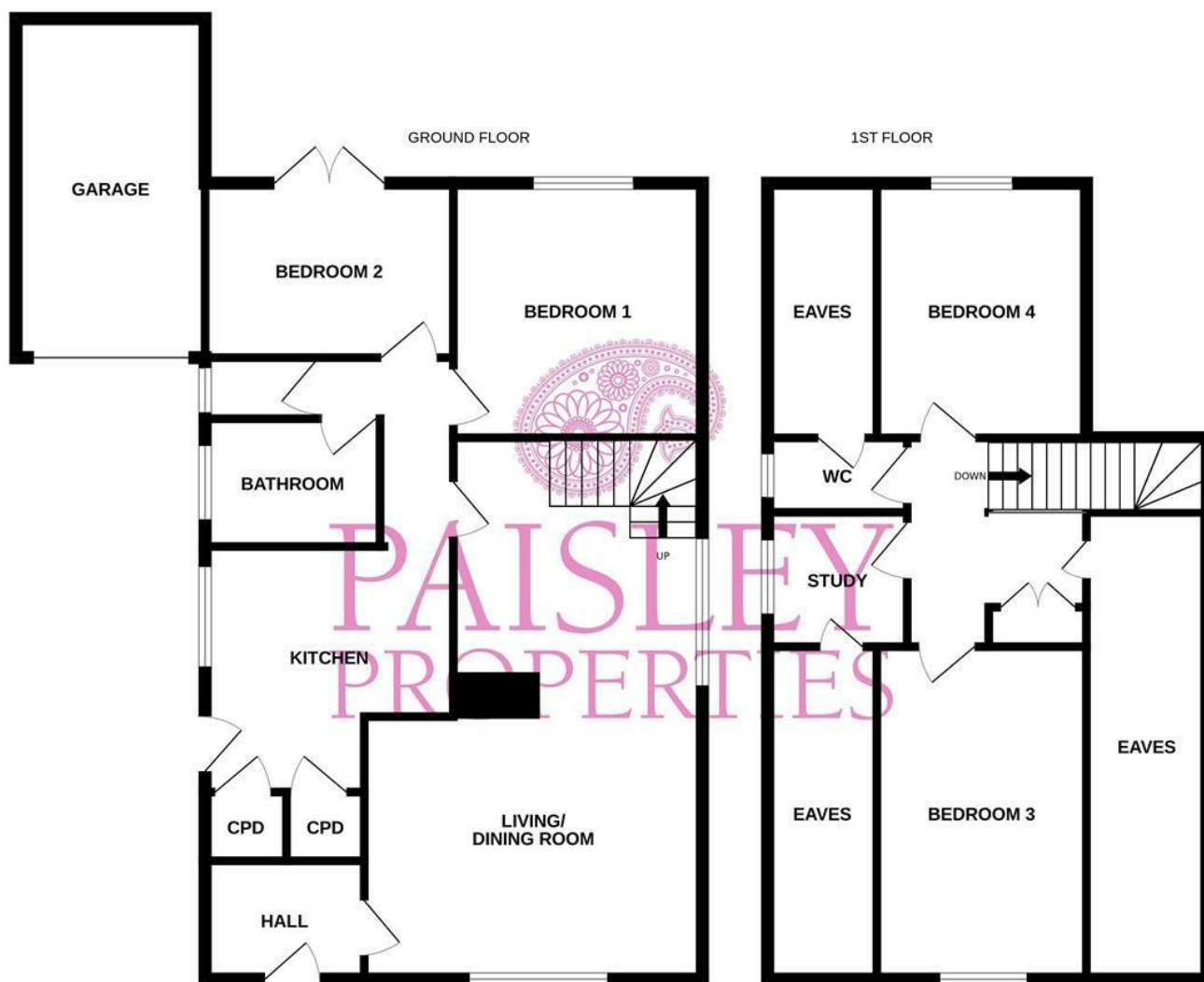
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment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

## **PAISLEY MORTGAGES**

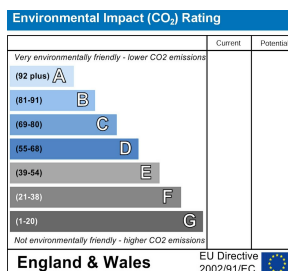
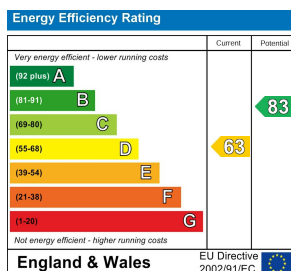
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

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





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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