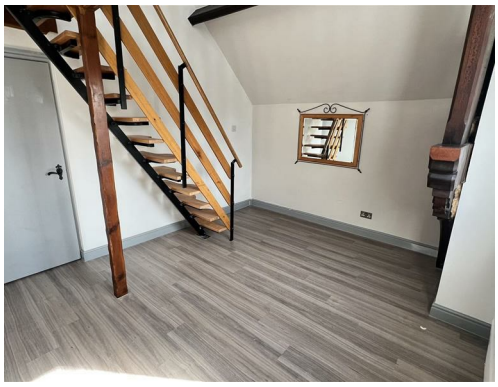
Flat 8 Chapel Close, Skelmanthorpe HD8 9AT

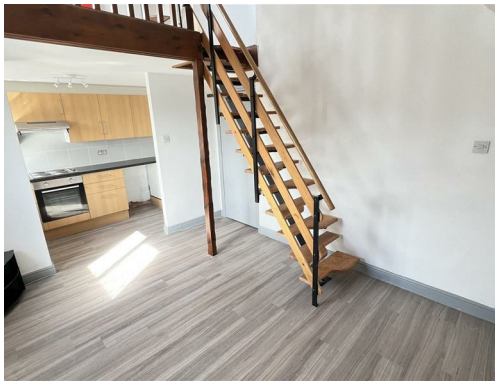
PCM
£675 PCM















A UNIQUE TOP FLOOR FLAT WITH SPACIOUS ACCOMODATION AND ALLOCATED PARKING SPOT, SET INSIDE A LISTED BUILDING WHICH WAS ORIGINALLY THE VILLAGE CHAPEL.

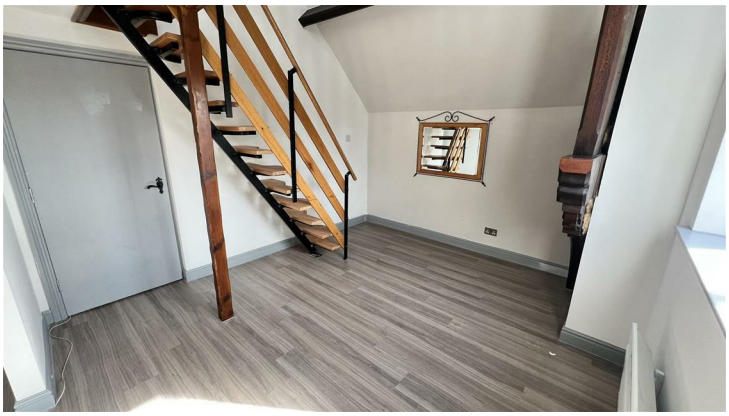
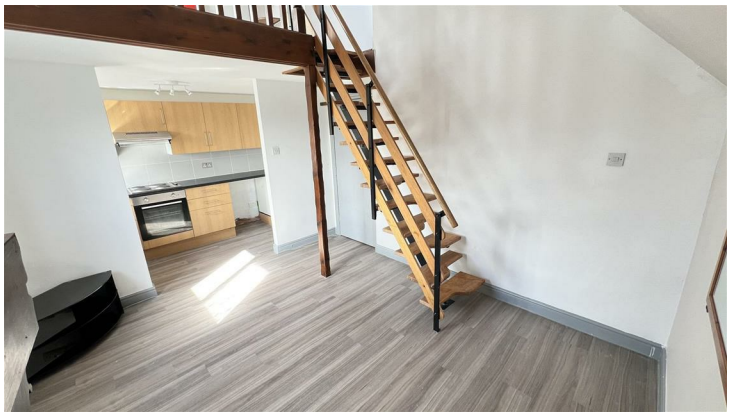
AVAILABLE JAN 2027 / UNFURNISHED / NO SMOKERS / BOND IS £775 / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE
You enter Chapel Court via a door into a communal hall way where the staircase ascends to the first and second floors. Flat 8 is located on the second floor.

HALL 4'9" apx x 3'4" apx
You enter the property through a private door into the hall which provides space to remove and store outdoor coats and shoes. Doors lead to the shower room, bedroom and lounge.

LOUNGE 12'2" apx x 10'11" apx
This wonderful room encaptures the charm of the old chapel with beautiful exposed timber beams, galleried balustrade to the mezzanine floor and an open staircase. There is space for sofas and chairs alongside a small table and chairs if desired. The room is neutrally decorated, has a window looking out to the rear and a large archway which opens to the kitchen.

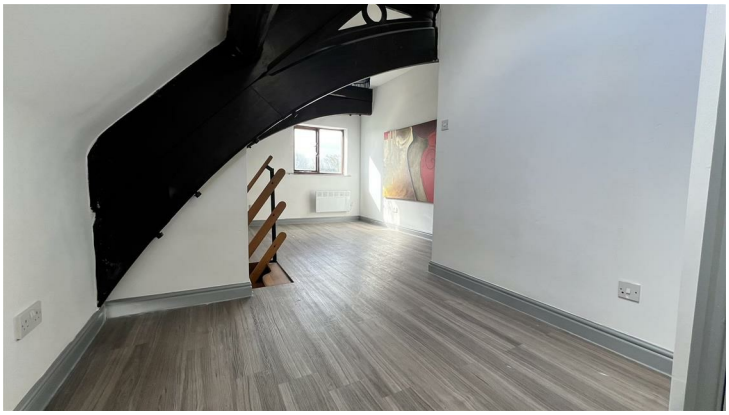
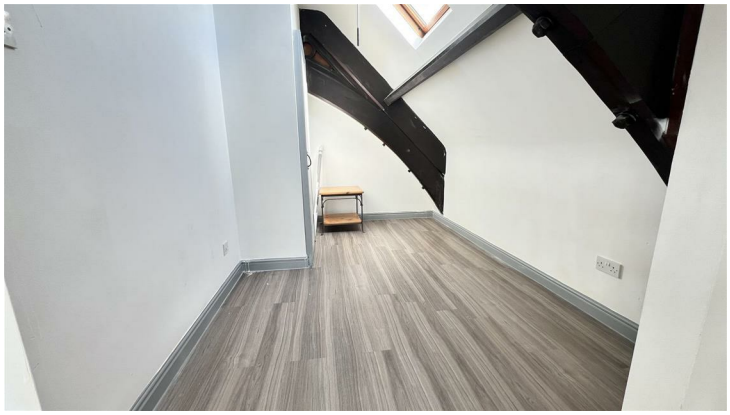



KITCHEN 11'3" apx x 5'1" apx
Fitted with pale wood effect wall and base units including handy drawers, a roll top work surface, a stainless steel bowl sink with mixer tap and drainer and tiled splashbacks this kitchen also houses an electric oven and four ring electric hob. There is space for a washing machine, fridge and freezer. A window provides an outlook to the rear and there is laminate flooring.




MEZZANINE 23'7" max x 8'9" reducing to 8'2" approx.
A space saving open staircase ascends to the mezzanine floor which is generous in size and offers a lovely view down to the lounge from the balustrade. There are gorgeous exposed timbers throughout and the room could easily be divided into two spaces, a guest room, office, hobby room, second lounge. A Velux skylight and rear facing window allow natural light to flood in and cascade down to the living areas.
A door opens to the airing cupboard where the flats hot water cylinder is stored.



BEDROOM ONE 11'11" apx x 8'6" apx
Again boasting stunning, ornate timber beams this double bedroom is well proportioned and has a Velux skylight. There room is decorated in neutral tones, has oak effect laminate flooring and a door leads to the hall.




SHOWER ROOM 7'10" apx x 4'8" apx
Comprising of a tiled shower cubicle with shower curtain and electric shower, a wall hung hand wash basin and low level W.C. This shower room has neutral decor, tiled flooring. There is a chrome heated towel rail and door which leads to the hall.




PARKING
The property comes with an allocated parking space.

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.

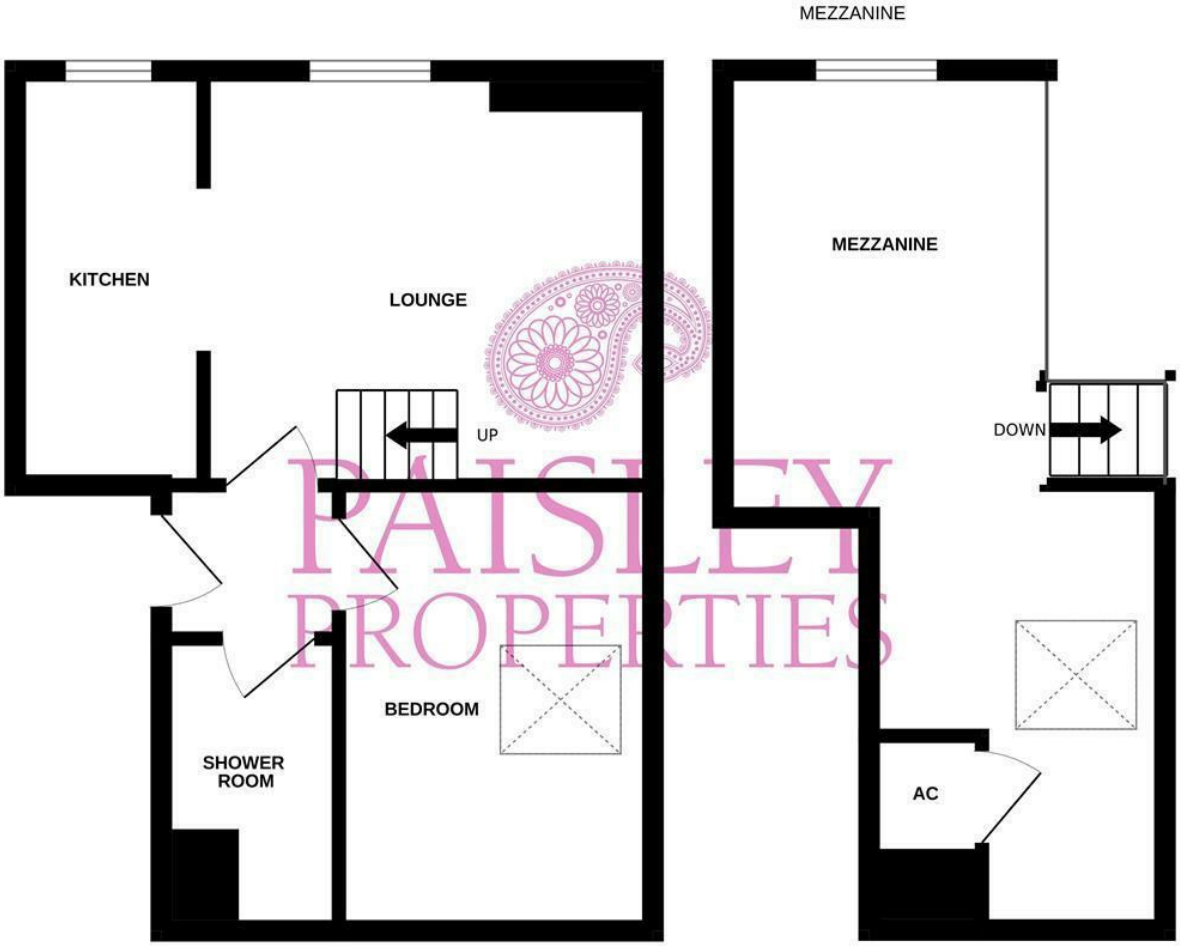
We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

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.

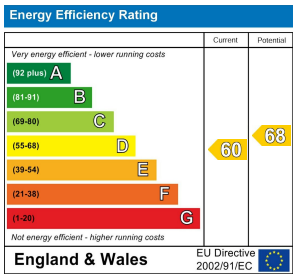
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak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

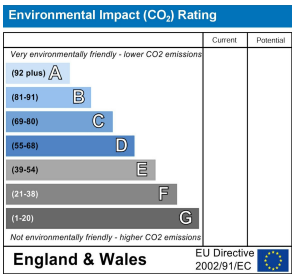
*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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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