

48 The Park,  
Kirkburton HD8 0NP

PCM  
£650 PCM



THIS MODERN ONE BEDROOM, SECOND FLOOR APARTMENT HAS NEUTRAL DECOR THROUGHOUT AND HAS AN ALLOCATED OFF ROAD PARKING SPACE ALONGSIDE ACCESS TO THE COMMUNAL GYM.

AVAILABLE LATE MARCH / UNFURNISHED / NO PETS NO SMOKERS / COUNCIL TAX BAND A / BOND IS £750 / EPC B83

PAISLEY  
PROPERTIES

## ENTRANCE

Access to the apartment is gained through a communal entrance door with intercom. There is a lift within the complex which provides access to all floors. Number 48 is a second floor apartment.

You enter the property through a timber door into the spacious hallway. There are good sized built in storage cupboards with full length sliding mirrored doors which provides ample space for coats, shoes and household items. There is neutral carpeting to the floor, an electric wall mounted radiator, intercom doors which lead through to the open plan living space, bedroom and bathroom.



## OPEN PLAN LIVING 16'9" (max) x 14'5" (max) approx.

This fantastic open plan living space is flooded with natural light from the two large windows. To one end, there is a modern kitchen with white shaker style wall and base units, black speckled roll top work surfaces, a stainless steel sink and drainer, built in electric oven, electric four ring hob, stainless steel extractor fan and there is space for a tall fridge freezer and plumbing for a washing machine. There is pale tile effect vinyl flooring to the kitchen and neutral carpet throughout the remaining open plan living space. A door leads back to the hallway.





### **BEDROOM 9'10" x 9'8" approx.**

Enjoying natural light from the large feature window, this room is light and airy and has been decorated in soft neutral tones. There is ample space for bedroom furniture, the room is carpeted and has a wall mounted electric heater. A door leads into the hallway.



### **BATHROOM 7'6" x 6'9" approx.**

This contemporary bathroom is fitted with a white three piece suite including bath with stylish shower fitting over, pedestal hand wash basin and low flush w.c. The room is part tiled in attractive wall tiles and has an extractor fan, spot lighting to the ceiling, contrasting vinyl flooring and a door leads into the hallway.



### **PARKING + AMENITIES**

The property benefits from an allocated parking space which is located at the front of the building and visitor parking is available on site. There is also an onsite gym located on the first floor.



## **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**

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**

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.

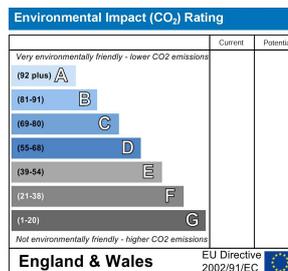
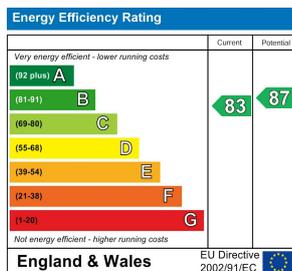
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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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