# 40 Long Lane,
# Clayton West HD8 9PR

PER MONTH
**£850 Per Month**















SPACIOUS TWO BEDROOM PROPERTY WITH GENEROUS LIVING ACCOMMODATION AND BENEFITTING FROM A LARGE FRONT GARDEN WITH PARKING & ADDITIONAL ATTIC ROOM.

AVAILABLE IMMEDIATELY, UNFURNISHED, NO SMOKERS, BOND £980, ENERGY RATING D, COUNCIL TAX BAND A

PAISLEY
PROPERTIES

**PORCH**




You enter the property through a part glazed door into the entrance porch. Having beige carpet underfoot, there is ample space to store coats and shoes on arrival. A door leads through to the living room.

**LIVING ROOM 14'1" x 13'2" approx**




Situated to the front of the property, this generous room has ample space for freestanding living room furniture and has potential to fit a good sized dining table and chairs. A stone central fireplace creates a lovely focal point in the room, it is neutrally decorated and flooded with natural light courtesy of the large front facing window which has a metal curtain pole. The room is neutrally decorated and has beige carpet underfoot and a central ceiling light. Doors lead to the porch and kitchen.

**KITCHEN 14′2″ x 8′1″ approx**




This attractive kitchen is fitted with a range of white wall and base units, white marble effect laminate worktops and upstands and a ceramic sink with mixer tap over. Cooking facilities comprise an integrated electric oven and four ring electric hob with a black extractor fan. There is space and plumbing for a washing machine and space for a tall fridge freezer. The kitchen has a rear facing window, a spotlight bar to the ceiling and pale grey wood effect vinyl flooring. Doors lead through to the rear hallway and living room.




**INNER HALLWAY**
With direct access from the back door, this inner hallway leads to the house bathroom, kitchen and a carpeted staircase ascends to the first floor

**HOUSE BATHROOM 8'7" x 5'4" approx**





This wonderful bathroom is fitted with a three piece white suite comprising a bath with a thermostatic mixer shower over, pedestal hand wash basin with chrome taps, and low level W.C. The bathroom has been partially tiled with onyx effect tiles and pale wood effect vinyl flooring runs underfoot. Plastered alcoves to one wall provide storage for bathroom essentials. A large obscure window allows natural light to enter and a door leads to the rear hallway.

**FIRST FLOOR LANDING**

A carpeted staircase ascends from the rear hallway to the first floor landing. There are doors leading through to the two bedrooms, separate WC and a spacesaver staircase allows access to the attic room.

**W.C. 5′2″ x 2′7″ approx**



This separate toilet is neutrally decorated and fitted with a low flush WC and modern rectangular sink with chrome mixer tap. It has a large cupboard over the stairs which houses the property's central heating boiler. Grey wood effect vinyl flooring runs underfoot. A door leads to the landing.

**BEDROOM ONE 14'1" x 13'3" approx**




Positioned to the front of the property this generous double room has ample space for a range of freestanding bedroom furniture and a cast iron decorative fireplace as a focal point. The room is neutrally decorated and has beige carpeted flooring. A large window floods the room with lots of natural light and a door leads to the hallway.

**BEDROOM TWO 7'7" x 8'1" approx**




This light and airy bedroom sits to the rear of the property and is neutrally decorated with mink carpet underfoot. There is a rear facing window and a door leads to the landing.

**ATTIC ROOM 14'1" x 9'5" approx**




This fantastic room which can be used for a variety of uses is located on the second floor with angled ceilings and a velux window. The room has plenty of space to accommodate free standing furniture, has beige carpeted flooring and neutral décor.

**GARDENS & PARKING**




To the front of the property is a large low maintenance level garden with plants, shrubs and mature trees around a good sized lawn. There is space for parking one vehicle. To the rear of the property is a storage shed and space to accommodate the refuse bins.

**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.

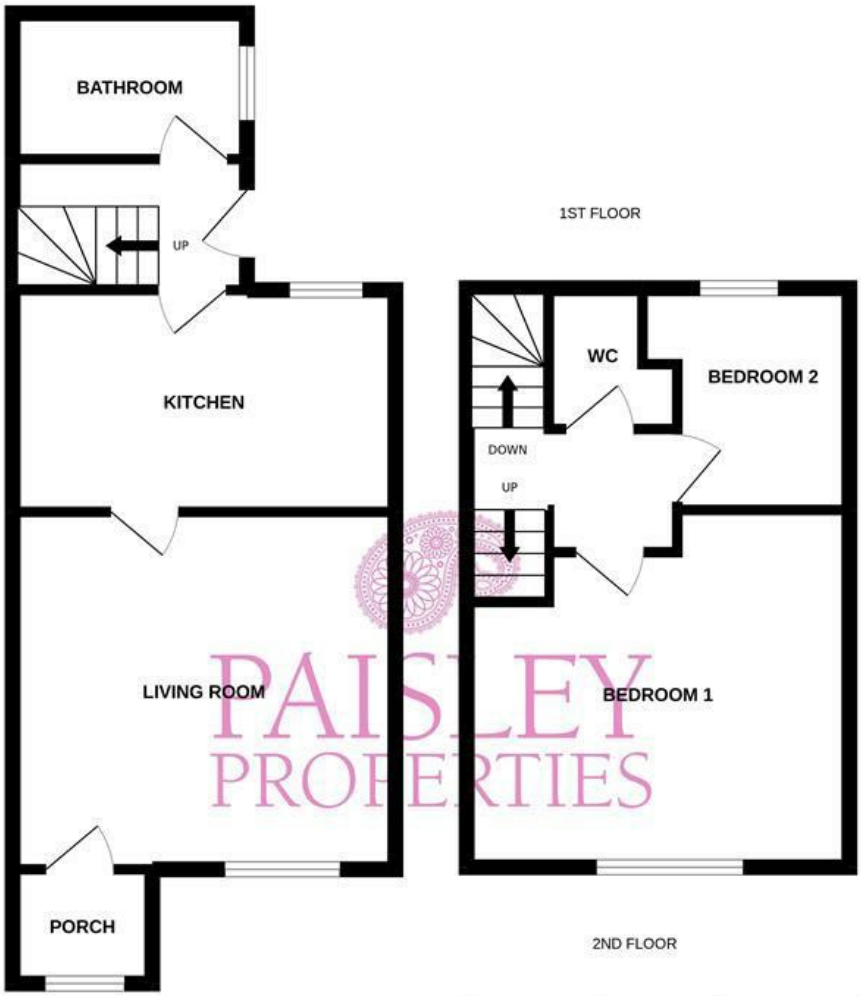
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

**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.

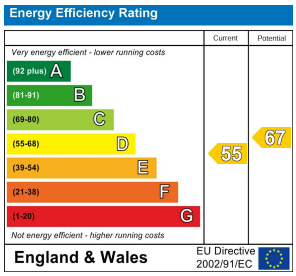
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

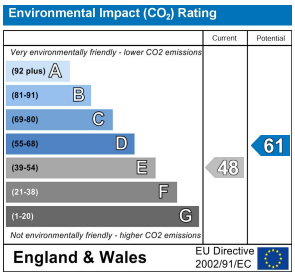
GROUND FLOOR




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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