35a Commercial Road, Skelmanthorpe HD8 9DA

PER MONTH
£575 Per Month

GOOD SIZED ONE BEDROOM APARTMENT IN CENTRAL VILLAGE LOCATION WITH LARGE LOUNGE, DINING KITCHEN AND ATTIC BEDROOM.

AVAILABLE OCTOBER, UNFURNISHED, NO SMOKERS, BOND IS £660, ENERGY RATING IS E

PAISLEY
PROPERTIES

ENTRANCE
The shared entrance door for two apartments leads to stairs with 35a to the left and 37a to the right.

OPEN PLAN LOUNGE / KITCHEN 24'8" x 12'11" approx.
A bright and spacious open plan lounge and kitchen having a range of wall and base units incorporating stainless steel sink with chrome mixer tap, electric oven and hob plus free standing washing machine and fridge with four seater dining table. Being part tiled with linoleum floor covering. The lounge area having ample space for furniture, is decorated in neutral tones benefiting from 2 large UPVC double glazed windows overlooking the front of the property flooding this room with natural light.

BATHROOM 8'7" x 6'7" approx
Having a fresh white 3 piece suite comprising:- pedestal hand wash basin, low level W/C, panel bath with shower, fan and chrome accessories, being part tiled in with linoleum floor covering and obscure double glazed window with a door leading to the attic bedroom.

BEDROOM (16'0" x 11'8") approx.
The attic bedroom is a generous double room, benefitting from 2 sides of eves storage cupboards, velux windows and spot lighting to the ceiling, decorated in neutral colour with beige carpet.

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.

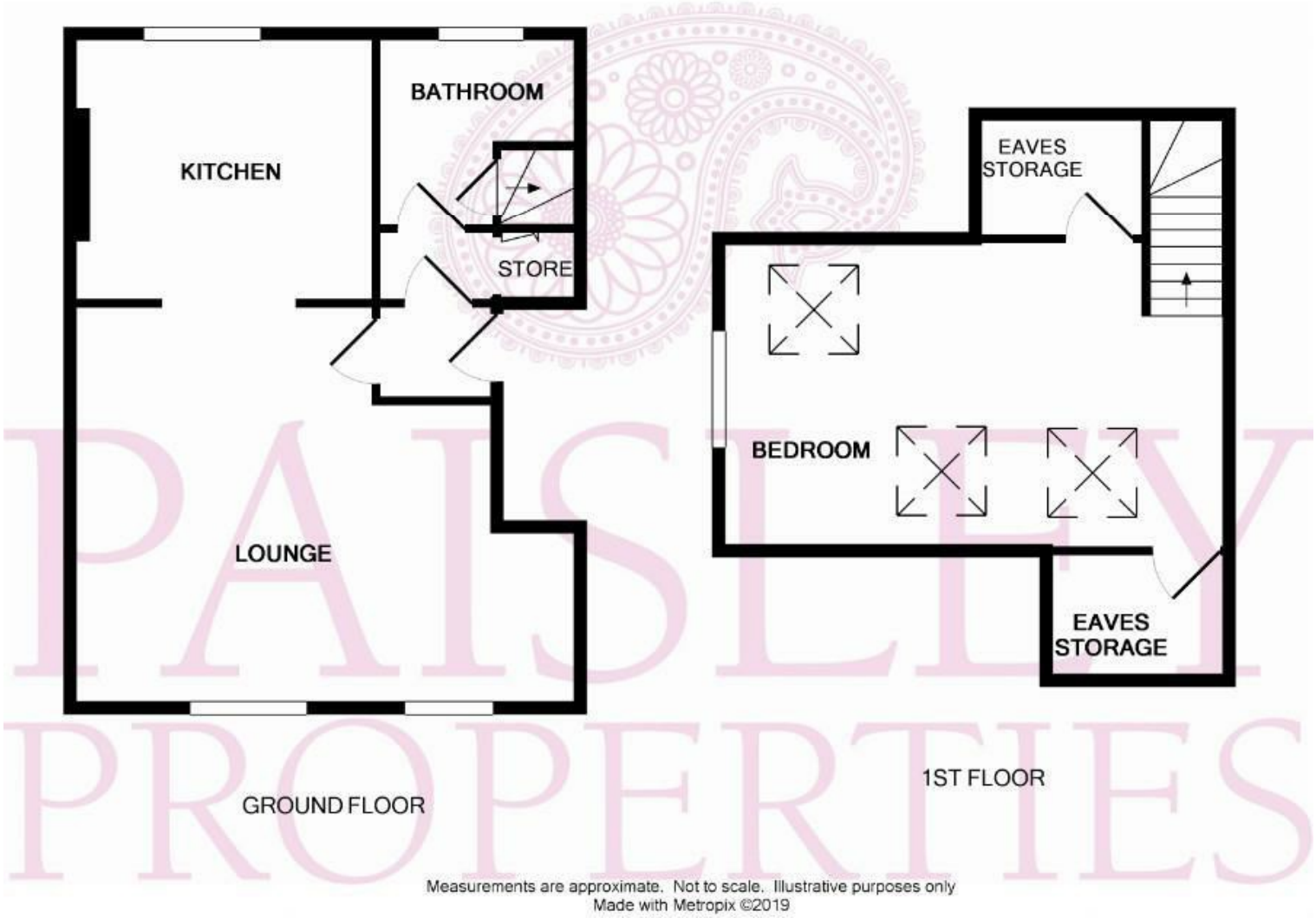
We will ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

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). If pets are allowed in the property then an increased deposit may be required.

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 to arrange an appointment.

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



Measurements are approximate. Not to scale. Illustrative purposes only
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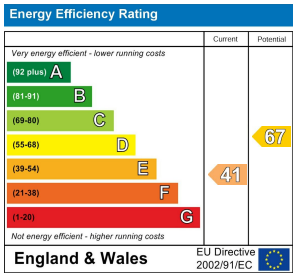

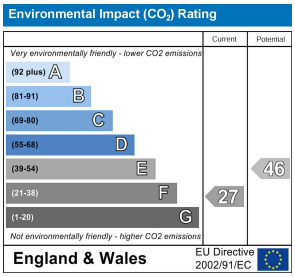

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