

20 Beaumont Street,
Emley HD8 9RN

PCM
£695 PCM



A NEUTRALLY DECORATED, TWO BEDROOM TERRACE BACK TO BACK PROPERTY WITH OPEN PLAN LIVING DOWNSTAIRS AND OFF ROAD PARKING. AVAILABLE IMMEDIATELY / UNFURNISHED / NO PETS / NO SMOKERS / BOND £800 / ENERGY RATING D / COUNCIL TAX BAND A

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed white uPVC door into the entrance hallway which has space to remove outdoor clothing on arrival and a staircase ascending to the first floor landing. A door leads to the living dining kitchen.

LIVING DINING KITCHEN 14'10" apx x 17'3" apx



Located to the front of the property with a large window looking out to the street and an obscure side facing window to the kitchen area, this large open plan living dining kitchen has an electric fire as a focal point and ample space to accommodate lounge furniture. To one corner is the kitchen area which is fitted with a range of cream gloss units with wood effect worktops, taupe tiled splashbacks and a single bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise an electric hob with concealed extractor fan over and a single electric oven. Ceramic tiles are underfoot in the kitchen area and the rest of the room is carpeted with dark grey carpet. There are spotlights to the ceiling. A door leads to the entrance hallway.

CELLAR 10'0" apx x 4'4" apx

Accessed via a door and steps down from the kitchen is this small cellar space which could be used for storage.

FIRST FLOOR LANDING 6'11" apx x 5'3" apx

A carpeted staircase ascends to the first floor landing which has doors leading to the two bedrooms and house bathroom.

BEDROOM ONE 12'3" apx x 10'7" apx



Located to the front of the property, with views over the street from its window, this good size double bedroom is neutrally decorated with dark grey carpet underfoot, pendant lighting and a dark wood effect venetian blind at the window. A door leads to the landing.

BEDROOM TWO 7'7" apx x 7'6" apx



This second single bedroom also sits to the front of the property with a window looking out to the street, it has space for freestanding furniture and a built in cupboard houses the boiler. The room is neutrally decorated with dark grey carpet underfoot, pendant lighting and a dark wood venetian blind at the window. A door leads to the landing.

HOUSE BATHROOM 11'8" apx x 3'10" apx



This modern bathroom is fitted with a white three piece suite comprising a bath with a thermostatic shower over, a pedestal wash basin with chrome taps and a low level WC. The walls are partially tiled with beige tiles and there is tile effect vinyl flooring underfoot. A mirror over the basin and a spotlight central light fitting completes the room. A door leads to the landing.

FRONT & PARKING

To the front of the property is a driveway providing off road parking.

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 to arrange an appointment.

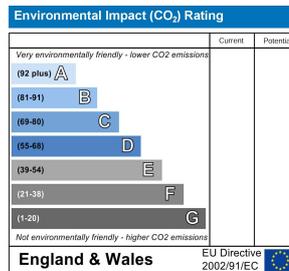
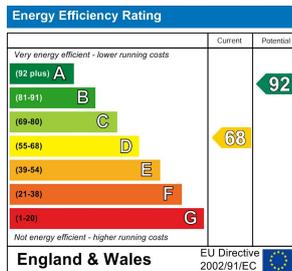
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

GROUND FLOOR

1ST FLOOR



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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