# 45 Baildon Way,
# Skelmanthorpe HD8 9GY

PER MONTH
**£900 Per Month**















THIS THREE BEDROOM SEMI-DETACHED PROPERTY IS NEUTRALLY DECORATED AND BENEFITS FROM DRIVEWAY PARKING AND AN ENCLOSED PRIVATE REAR GARDEN. AVAILABLE FROM: UNFURNISHED, NO SMOKERS, BOND £1035, ENERGY RATING: C, COUNCIL TAX BAND: C

PAISLEY
PROPERTIES

**ENTRANCE HALLWAY 2'11" apx x 6'1" apx**





You enter the property through a timber door with a stained glass panel into a welcoming hallway. A side facing window allows natural light to enter and there is hardwearing matting style carpet underfoot. Doors lead to the downstairs WC and living room.

**DOWNSTAIRS WC 6'1" apx x 5'3" apx**



Handily located just inside the front door, this downstairs WC is fitted with a wall mounted handwash basin and a matching low level WC. Grey wood effect vinyl flooring runs underfoot. A front facing obscure window allows natural light to enter and a door leads into the porch.

**LIVING ROOM 26'6" apx x 14'4" apx**





The living room spans the full depth of the property with a bay window to the front and a set of French doors to the garden, both of which have metal curtain poles above. It is decorated in grey tones with taupe carpet underfoot and two pendant light fittings. There is a generous understairs cupboard for storing household items. A carpeted staircase with a white spindled balustrade ascends to the first floor. Doors lead to the entrance porch and kitchen.





**KITCHEN 6′1″ apx x 10′2″ apx**




Located to the rear of the property with a window looking out to the garden, this modern kitchen is fitted with a combination of white and wood base and wall units, tiled splashbacks, dark laminate worktops and a single bowl stainless steel sink with mixer tap over. Cooking facilities comprise a stainless steel gas hob with a matching extractor fan over and a single electric fan oven. There is space for an under counter fridge and plumbing for a washing machine. There is space to accommodate a small breakfast table. Wood effect vinyl flooring runs underfoot and there are spotlights to the ceiling. A door leads to the living room.

**FIRST FLOOR LANDING 2′9″ apx x 8′1″ apx**

A carpeted staircase ascends from the lounge to the first floor landing which has a large built-in cupboard perfect for storing household items. Doors lead to the three bedrooms and house bathroom.

**BEDROOM ONE 11′0″ apx x 8′10″ apx**




Positioned to the front of the property with a window looking out to the street, this double bedroom benefits from a large built in cupboard to one corner. The room has white walls with one feature papered wall, mink carpet and pendant lighting. A door leads to the landing.

**BEDROOM TWO 7'9" x 9'5"**




Located to the rear of the property with a window looking out into the garden, this second double bedroom is neutrally decorated with mink carpet under foot and pendant lighting. A door leads to the landing.

**BEDROOM THREE 6'3" apx x 8'4" apx**




The third single bedroom can be found to the rear of the property with a window overlooking the garden. Once again this is neutrally decorated with mink carpet under foot, pendant lighting and a metal curtain rod above the window. A door leads to the landing.

**HOUSE BATHROOM 5'0" apx x 7'8" apx**




This modern bathroom is fitted with a three-piece white suite comprising a bath with a thermostatic mixer shower over and protective glass screen, a pedestal hand wash basin with chrome mixer tap and low-level WC. The walls are partially tiled with beige tiles with decorative mosaic inset tiles adding interest. Grey wood effect vinyl flooring runs under foot. A white heated towel rail and spotlights complete the room. An obscure window allows natural light to enter and a door leads to the landing.

**REAR GARDEN**




To the rear of the property sits an enclosed rear garden with a patio area adjacent to the house perfect for outdoor furniture.

**FRONT & PARKING**

There is a driveway to the side of the property and a gate leading through to the rear garden.

**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.

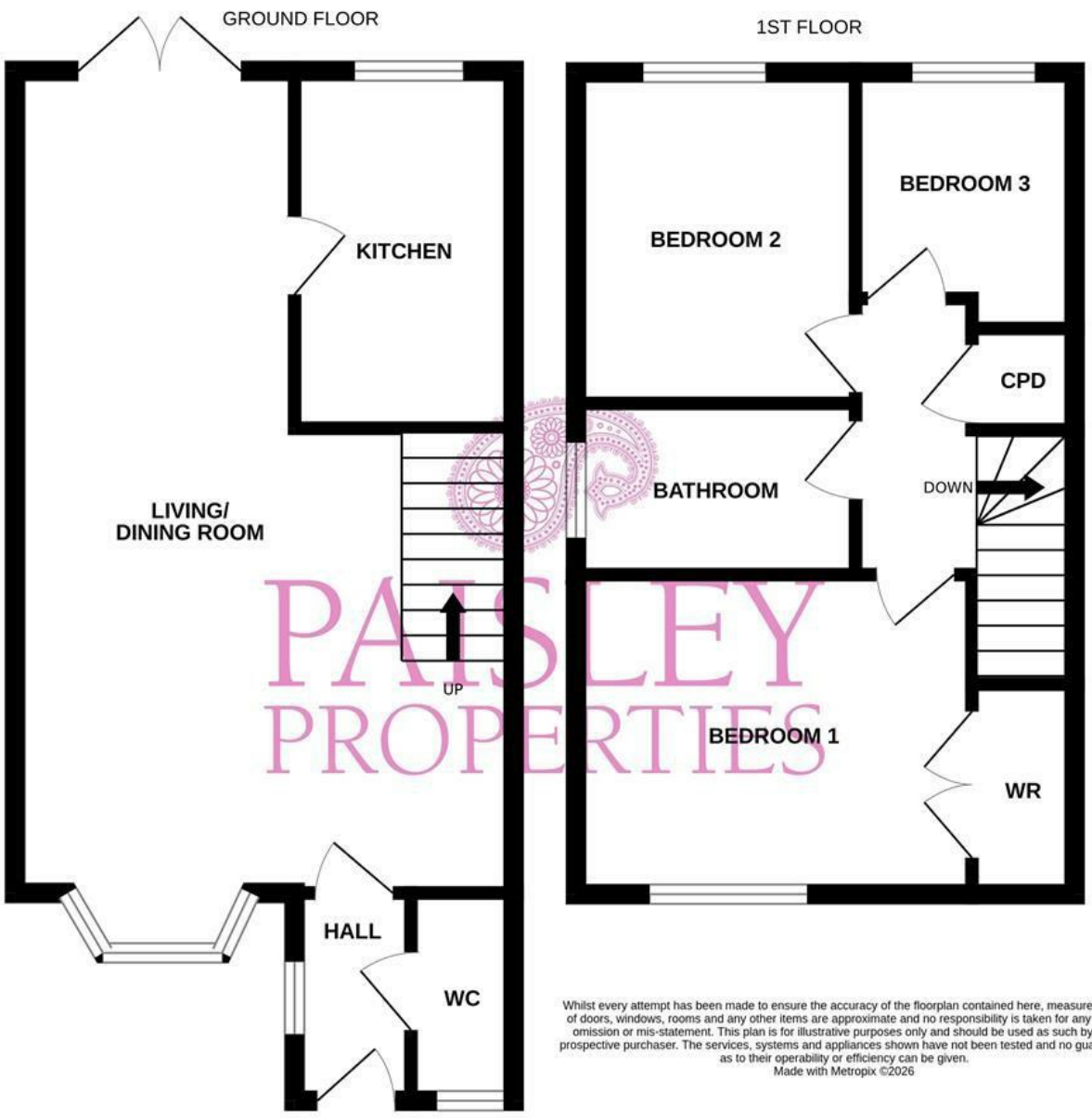
We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

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).

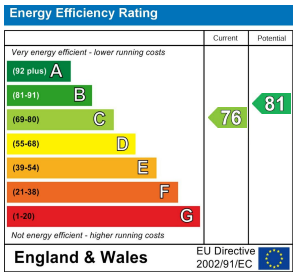
**PAISLEY PROPERTIES**
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

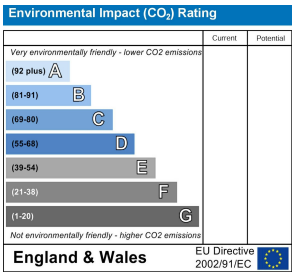
**PAISLEY MORTGAGES**
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to 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. *




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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