13 Queen Street,
Skelmanthorpe HD8 9DU

PCM
£975 PCM

A NEUTRALLY DECORATED AND WELL PRESENTED THREE BEDROOM DETACHED PROPERTY WITH DRIVEWAY PARKING AND SMALL LOW MAINTENANCE REAR GARDEN.

AVAILABLE FROM END OF NOVEMBER, UNFURNISHED, NO SMOKERS, BOND £1125, ENERGY RATING C, COUNCIL TAX BAND B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 3'6" apx x 9'4" apx

You enter the property through a composite door into a lovely welcoming hallway which has practical oak effect flooring underfoot and spotlights to the ceiling. A large built in cupboard houses the property's central heating boiler and provides storage for coats and shoes. Doors lead to the dining kitchen, downstairs WC and lounge.

DINING KITCHEN 11'3" apx x 10'11" apx

Located to the front of the property with a window with vertical blinds looking out towards the street, this contemporary kitchen is fitted with pale grey base and wall units, timber effect laminate worktops, duck egg blue tiled splashbacks and a single bowl stainless steel sink and drainer. Cooking faciities comprise a gas hob with a black canopy extractor fan over and an electric fan oven. Integrated applinaces include a dishwasher, tall fridge freezer and washing machine. There is ample space for a dining table and chairs. Oak effect flooring runs underfoot. A door leads to the hallway.

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

Handily located just inside the front door, the downstairs WC is fitted with a compact grey gloss vanity unit with hand wash basin and mixer tap and a low level white WC. The room is partially tiled with grey tiles and grey wood effect LVT flooring runs underfoot. Spotlights to the ceiling complete the scheme. A side facing obscure window, fitted with a roller blind, allows natural light to enter and a door leads to the landing.

LIVING ROOM 18'10" max x 16'10" apx

Spanning the rear of the property and having space for both lounge and dining furniture if desired, this lovely living room is simply flooded with natural light courtesy of a set of French Doors which lead to the garden and also a rear facing window too. Oak effect flooring runs underfoot and there are two pendant lights with grey shades. Chrome curtain poles with patterned curtains adorn the windows. A large understairs cupboard provides storage for household items. A carpeted oak and glass staircase ascends to the first floor landing and a door leads into the hallway.

FIRST FLOOR LANDING 8'11" apx x 3'10" apx

A carpeted staircase with a glass and oak balustrade ascends from the lounge to the first floor landing which is light and airy courtesy of a side facing window. There is pendant lighting and a hatch allowing access to the loft. Doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 18′0″ apx x 13′7″ to wardrobes

Positioned to the front of the property with a window overlooking the street, this spacious double bedroom benefits from fitted wardrobes to one wall. The room is neutrally decorated with grey carpet underfoot. A chrome curtain pole with curtains adorns the window and there is a pendant light. A door leads to the landing.

BEDROOM TWO 11′7″ max x 10′2″ apx

Located to the rear of the property and benfitting from built in wardrobes is this good sized double bedroom which is neutrally decorated, has grey carpet underfoot and a central pendant light. A chrome curtain pole with curtains adorns the window. A door leads to the landing.

BEDROOM THREE 7'10" apx x 10'2" apx

This third bedroom is a good sized single room with a built in wardrobe. A chrome curtain pole with curtains adorns the window and there is a central pendant light. A door leads to the landing.

HOUSE SHOWER ROOM 6'10" apx x 6'2" apx

This contemporary shower room is fitted with a quadrant shower enclosure equipped with a rainfall shower alongside a white gloss vanity unit with an integral handwash basin with mixer tap and a low level WC. The room is partially tiled with grey and white marble effect ceramic tiles and oak effect LVT flooring runs underfoot. Spotlights to the ceiling and a chrome heated towel radiator complete the room. An obscure window with a roller blind alows natural light to enter and a door leads to the landing.

EXTERIOR

To the front of the property is a wide tarmac driveway with parking for two vehicles. A path leads round the side of the property to the rear where there is a paved garden area.

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).

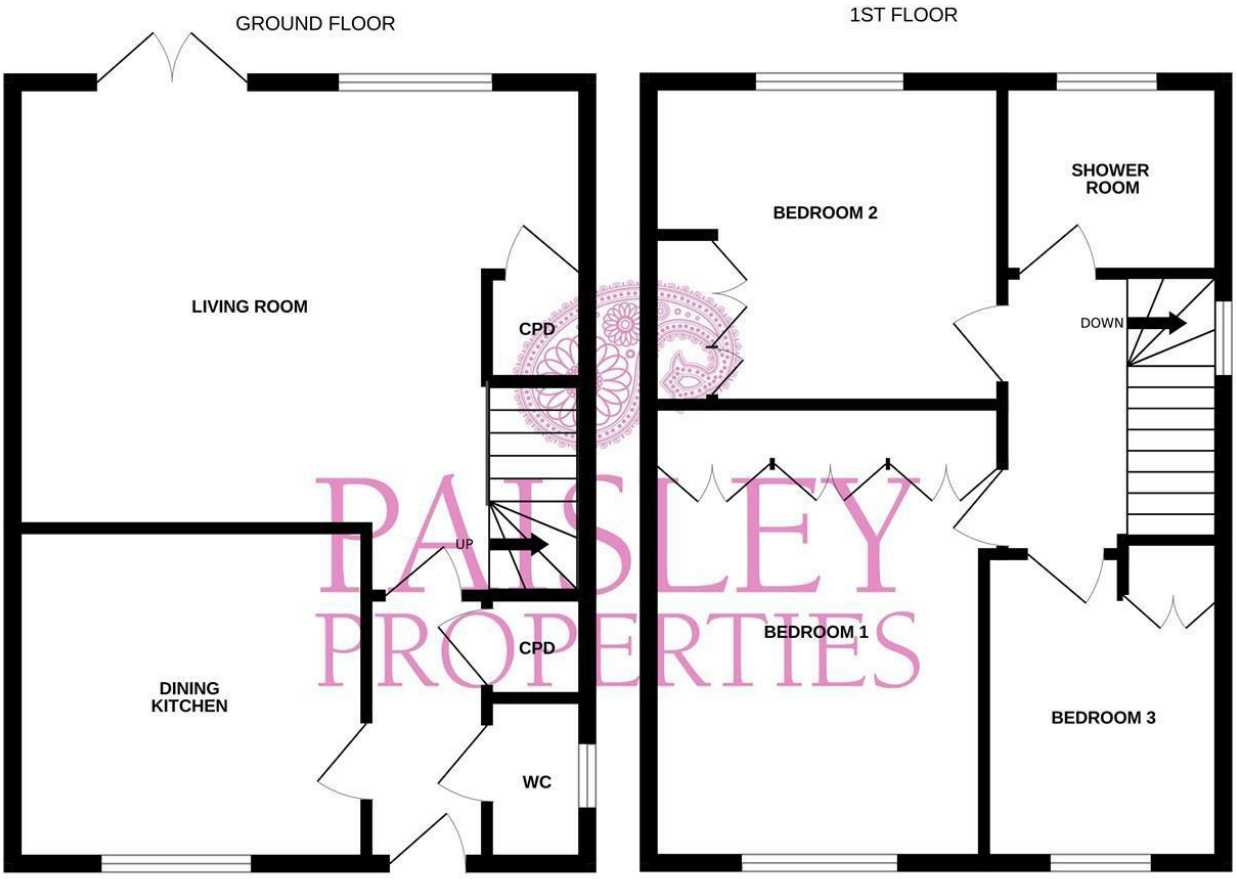
PAISLEY PROPERTIES

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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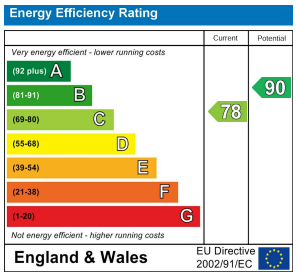

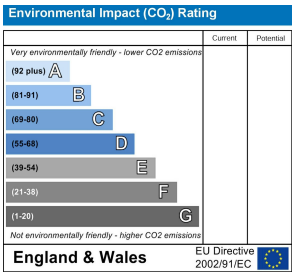

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