

Flat 2, 135 Wakefield Road,
Scissett HD8 9HR

PCM
£600 PCM



THIS SPACIOUS MODERN TWO BEDROOM FIRST FLOOR APARTMENT IS LOCATED IN A POPULAR CENTRAL LOCATION.

AVAILABLE END OF APRIL, UNFURNISHED, NO PETS OR SMOKERS, BOND IS £690, EPC IS C74

PAISLEY
PROPERTIES

ENTRANCE

Stairs ascend to the first floor where an entrance hall has doors leading to flat 2 and flat 3. Once inside the flat, a hallway leads to the 2 bedrooms and large lounge.



BEDROOM TWO 11'11" x 5'8" approx

located at the rear of the property, this good sized single bedroom has a large rear facing uPVC window giving views over the surrounding area. It benefits from neutral decor, carpeted flooring, pendant lighting and a door leads to the hallway



BEDROOM ONE 12'10" (max) x 11'3" approx

Positioned to the front of the property, this good sized double bedroom has plenty of space for free standing bedroom furniture and the large window floods the room with plenty of light. There is pendant lighting, carpeted flooring and a door leads to the hallway



LOUNGE/DINER 18'9" x 13'8" approx

This great sized room has ample space for living room furniture whilst still affording plenty of space for a dining table and chairs. The two front-facing uPVC windows flood the room with natural light and give great views of the school fields over the road. The room features dual radiators, numerous plug sockets, carpeted flooring, recessed spot lighting and doors lead to the kitchen and bathroom.

BATHROOM 9'5" x 4'9" approx

This good sized family bathroom features a modern 3 piece white suite comprising of a low-level w.c, rectangular sink with vanity unit underneath and p shaped panelled bath with chrome thermostatic shower over. The room also features a chrome ladder style towel radiator, wall mounted mirror, recessed spotlights and a wood effect vinyl floor.



KITCHEN 7'8" x 6'9" approx

This modern kitchen has a range of grey high gloss wall and base units, marble effect worktop with matching splashbacks and a stainless steel sink and drainer with chrome mixer tap over. Appliances include an electric oven, 4 ring electric hob with concealed extractor above and there is space for a fridge and plumbing for a washing machine. The room is finished with recessed spotlights, vinyl flooring and neutral decor.



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.

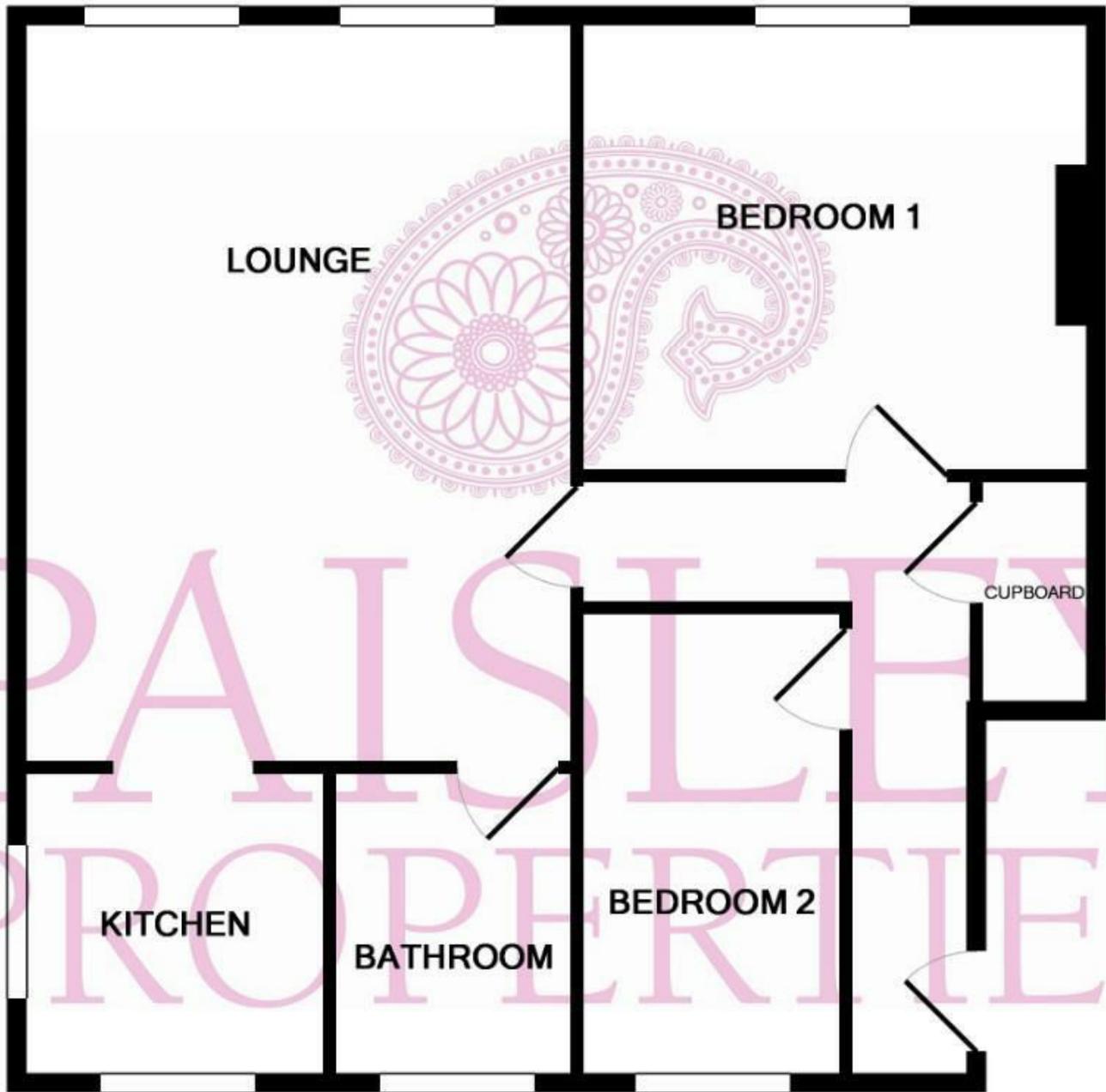
Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

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 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.



FLAT 2

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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