



THIS NEWLY BUILT TWO BEDROOM TERRACE PROPERTY IS NEUTRALLY DECORATED AND BEAUTIFULLY PRESENTED THROUGHOUT. IT BENEFITS FROM TWO DOUBLE BEDROOMS, A REAR PRIVATE ENCLOSED GARDEN, EV CHARGER AND PARKING FOR TWO VEHICLES.

AVAILABLE IMMEDIATELY, UNFURNISHED, NO PETS, NO SMOKERS, BOND £1035, ENERGY RATING B, COUNCIL TAX BAND B

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



You enter the property through a composite door into a welcoming entrance hallway which has practical hard wearing matting leading to light wood effect vinyl flooring under foot. A carpeted staircase ascends to the first floor and doors lead to the downstairs WC and lounge.

**DOWNSTAIRS WC 3'3" apx x 4'9" apx**

Handily located just inside the entrance to the property, the downstairs WC is fitted with a low level WC and a matching compact hand wash basin with a mixer tap. There is a tiled splashback behind the wash basin and the window sill is tiled too. Wood effect vinyl flooring runs underfoot and there is a flush light fitting.

## **LOUNGE 9'4" apx x 15'1" apx**



Located to the front of the property with a window looking out to the street, this good sized lounge has pendant lighting, neutral décor, and light wood effect vinyl flooring underfoot. A large built in under stairs cupboard provides a good amount of storage. Doors lead to the entrance hallway and dining kitchen.

## **DINING KITCHEN 12'7" apx x 8'0" apx**



Light and airy courtesy of both a window and a set of French doors which look out to the rear garden, this modern kitchen is fitted with pale grey base and wall units, concrete effect laminate worktops and upstands and a stainless steel one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise of a four burner gas hob with stainless steel extractor fan over and an electric oven. Integrated appliances include a dishwasher and a tall fridge freezer and there is space and plumbing for a washing machine. There is an abundance of space for a dining table to one end. A door leads to the lounge.

## **FIRST FLOOR LANDING 3'5" apx x 6'3" apx**

A staircase with beige carpet ascends from the entrance hallway to the first floor landing which has a hatch allowing access to the loft and doors leading to the two bedrooms and house bathroom.

**BEDROOM ONE 12'8" apx x 8'1" narrowing to 5'4" apx**

Located to the rear of the property with views over the gardens from its two windows, this good sized double room is neutrally decorated with beige carpet underfoot and a pendant light. To one corner sits a storage cupboard over the stairs bulkhead which could be used as a wardrobe. A door leads to the landing.

**BEDROOM TWO 12'8" apx x 8'1" apx**

Positioned to the front of the property with views over towards Emley Moor Mast from its window, this good sized double bedroom has neutral décor, beige carpet and a pendant light fitting. There is ample space for items of bedroom furniture. A door leads to the landing.

## **BATHROOM 6'3" apx x 5'6" apx**



This contemporary bathroom is fitted with a white three piece suite comprising a bath with a thermostatic mixer shower over and protective glass screen, a pedestal handwash basin with mixer tap and a low level WC. The walls are partially tiled with grey decorative tiles and there is wood effect vinyl flooring underfoot. An obscure window allows natural light to enter and a door leads to the landing.

## **REAR GARDEN**



To the rear of the property is an enclosed garden which has a paved patio area adjacent to the house and the rest is laid to lawn. A gate at the rear of the garden leads to a path which allows access round to the front of the property.

## **FRONT & PARKING**

To the front of the property is tandem parking for two vehicles and an EV charger.

## **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).

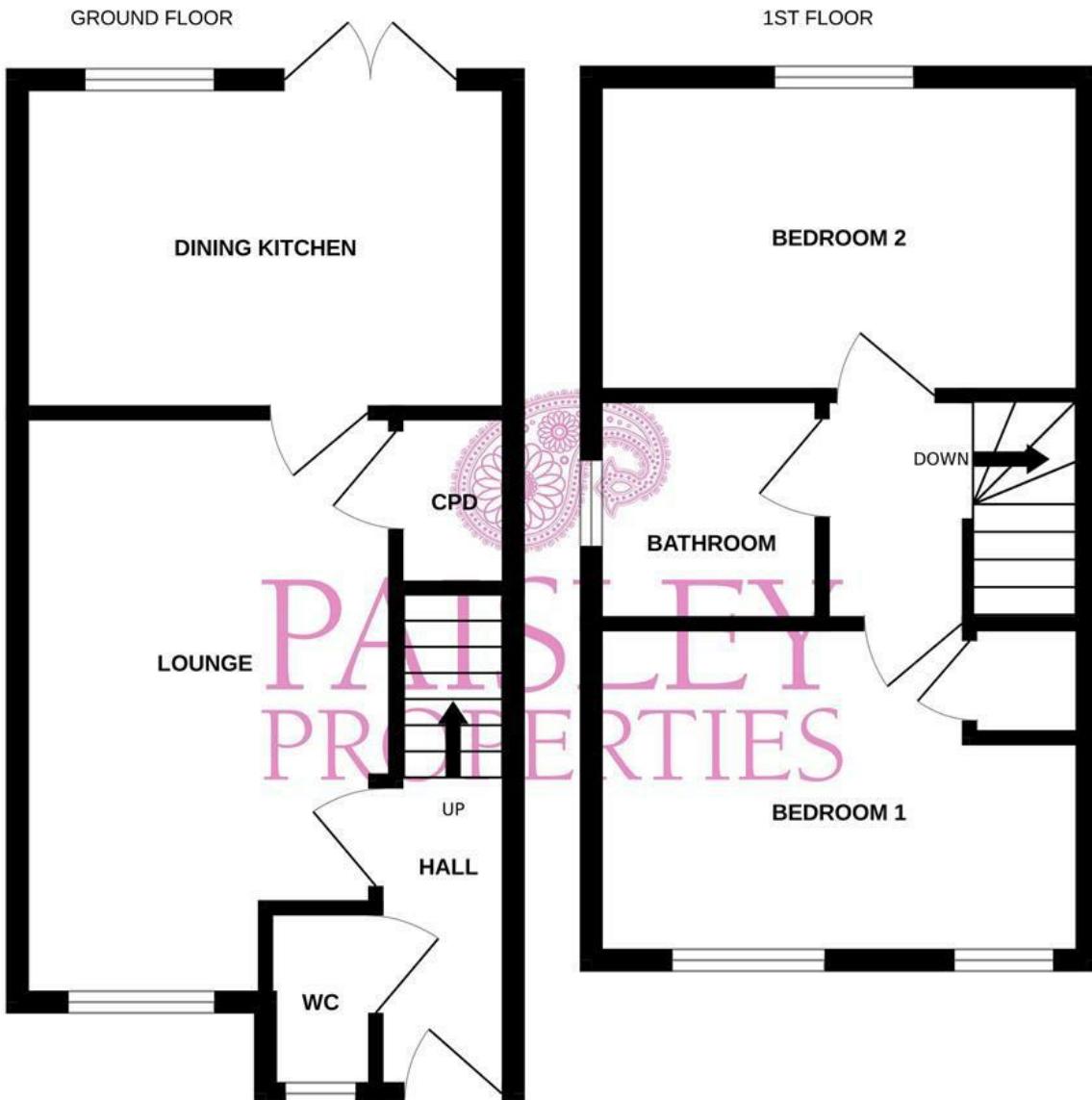
## **PAISLEY PROPERTIES**

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](mailto: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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	90	90
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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PROPERTIES