



THIS SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY HAS BEEN FRESHLY DECORATED THROUGHOUT, IS BEAUTIFULLY PRESENTED AND BENEFITS FROM OFF ROAD PARKING, ATTACHED SINGLE GARAGE AND PRETTY ENCLOSED REAR GARDEN.

AVAILABLE IMMEDIATELY / UNFURNISHED / NO PETS OR SMOKERS / BOND IS £1125 / ENERGY RATING: D65 / COUNCIL TAX BAND: B

## ENTRANCE

You enter the property through a part glazed uPVC door into the entrance hall, where stairs lead to the first floor and a door leads to the lounge.

## LOUNGE 15'7" (max) x 12'4" approx

This spacious lounge has ample room for freestanding furniture and has an original slate fireplace which creates a nice focal point to the room. The large bay window overlooking the front garden floods the room with natural light, double doors open to the dining kitchen and a further door leads to the entrance hallway.



## DINING KITCHEN 15'7" x 8'4" approx

A good sized, modern dining kitchen which is fitted with a range of light grey wall and base units, roll top work surfaces, grey tiled splashbacks and a sink and drainer with mixer tap over. Integrated appliances include a single Beko electric oven, four ring gas hob with concealed extractor fan over, under unit fridge and there is space/plumbing for a washing machine. A rear facing window overlooks the garden, there is tile effect vinyl flooring and to one side there is ample space for a dining table and chairs to enjoy meals with loved ones. A sliding patio door opens onto the garden and internal doors lead to the lounge and under stairs cupboard which is perfect for storing household items and has space for a freezer.





## **FIRST FLOOR LANDING**

Stairs ascend from the hallway to the first floor landing. There is a side facing window, loft access hatch, an airing cupboard with shelves which houses the property's boiler and doors leading to the three bedrooms and house bathroom.



## **BEDROOM ONE 13'8" (max) x 9'8" (max) approx**

This fantastic double bedroom is generous in size and benefits from a bank of fitted wardrobes. There is ample space for freestanding bedroom furniture, a bay window overlooks the street and beyond with views over Emley Moor Mast and a door leads to the landing.



## **BEDROOM TWO 9'1" x 8'7" approx**

Another good sized double bedroom located to the rear of the property, with fitted wardrobes to one wall and plenty of space for freestanding furniture. A large window allows natural light to pour into the room and provides a pleasant outlook over the rear garden. A door leads to the landing.



### **BEDROOM THREE 8'5" (max) x 5'7" ( max) approx**

Positioned to the front of the property, this charming single room would alternatively make a perfect home office, hobby room or child's bedroom. There is a front facing window with the same lovely views as bedroom one, a useful built in storage cupboard and a door leads to the landing.



### **BATHROOM 6'1" x 5'6" approx**

This stylish bathroom is fitted with a three piece white suite including a bath with shower over, low level W.C and pedestal hand wash basin with mixer tap over. The room is partly tiled with attractive grey wall tiles, there is complimentary vinyl flooring and a rear facing obscure glazed window fills the room with natural light. A door leads to the landing.



## GARDENS, GARAGE & PARKING

To the front of the property is a good sized lawned garden with mature shrubs and space for pots and planters under the front bay window. A driveway provides off road parking for several vehicles and leads up to the garage where an additional parking space can be found and a pathway leads to the front door. To the rear of the home is a well maintained and attractive family garden, with good sized patio adjacent to the house. The garden is fully enclosed with a tall timber fence and well established plant beds finish the space. The larger than average garage can also be accessed from here and features an up and over door, power and lighting.



## **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**

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.

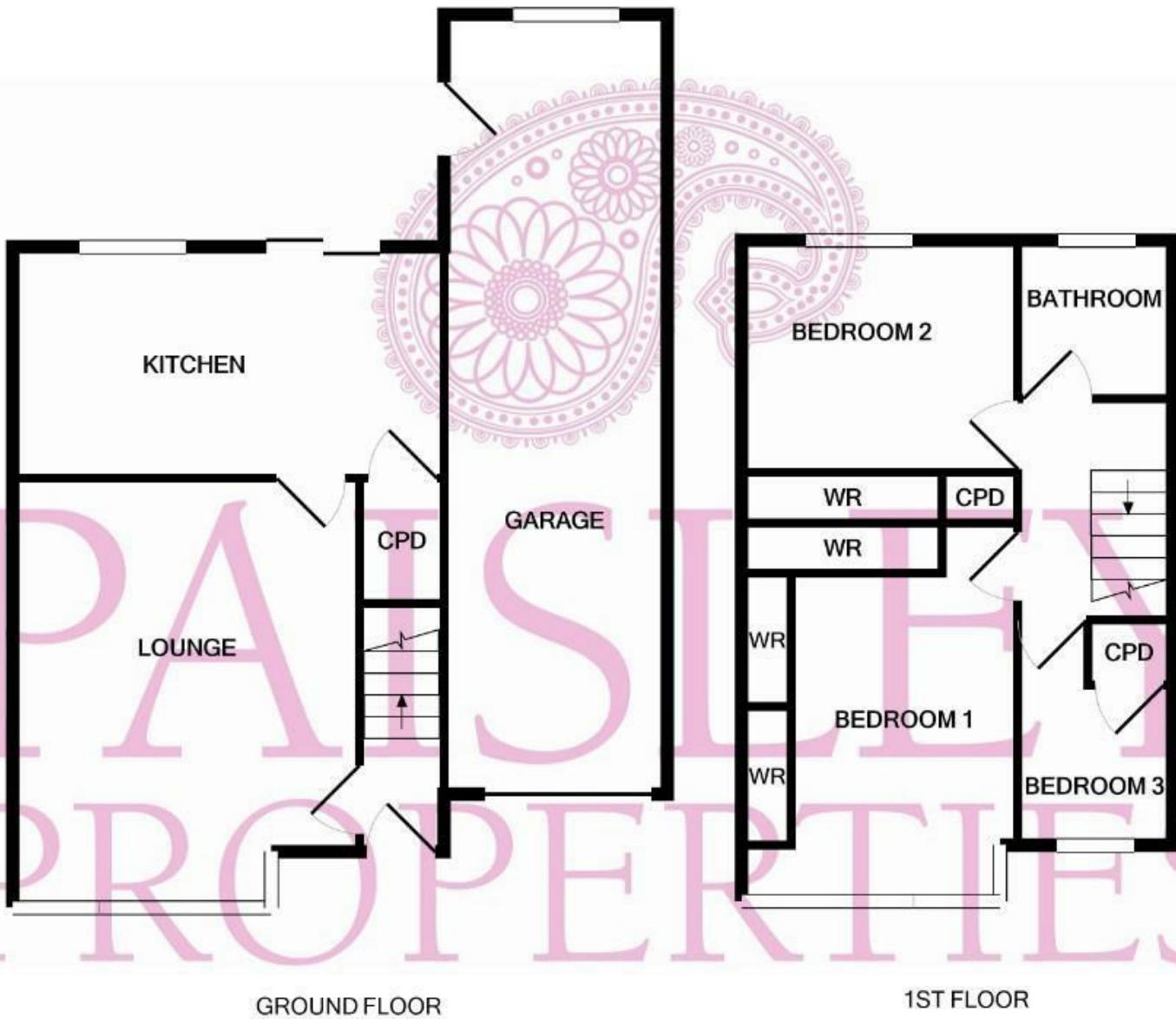
## **PAISLEY MORTGAGES**

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

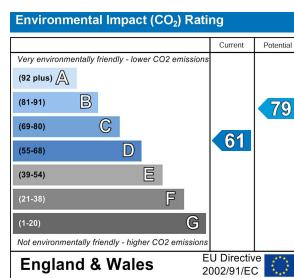
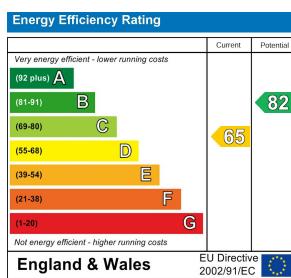
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



Measurements are approximate. Not to scale. Illustrative purposes only  
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PROPERTIES