

111 North Road,
Kirkburton HD8 0RL

PER MONTH
£1,050 Per Month



FULLY RENOVATED FOUR BEDROOM PROPERTY, WITH SPACIOUS ACCOMMODATION,
LOW MAINTENANCE GARDEN, ALL SET IN VILLAGE LOCATION

AVAILABLE / UNFURNISHED / PETS CONSIDERED OR SMOKERS / BOND IS £1210 /
COUNCIL TAX BAND C / EPC IS D68

PAISLEY
PROPERTIES

ENTRANCE 4'0" x 4'0" approx

You enter the property through a part glazed timber door into the entrance hall. There is room to remove coats and shoes and a further door leads through to the lounge

LOUNGE 16'9" x 14'10" approx

This good sized lounge is positioned to the front of the property and retains many original features alongside modern fixtures and fittings. The room has been decorated in neutral tones and has new carpeted flooring, timber beams, exposed stone walls and a large stone fireplace with coal effect electric fire, which give the space a wonderful cosy feeling and a opening leads to the dining room.

**DINING ROOM 17'7" (max) x 9'11" approx.**

Leading directly from the lounge and having a door to the kitchen and stairs to the first floor, this good sized room has the space and flexibility to be a dining room, second lounge, snug or study. The room is again decorated in neutral tones and has carpeted flooring, recessed spot lights and a wall mounted radiator.

**KITCHEN 24'7" x 7'2" (max) approx**

This surprising kitchen spans the width of the property and has an abundance of storage on offer, due to the sheer amount of cupboard space. The newly fitted kitchen has wood effect wall and base units, marble effect worktops with matching upstands, a one and a half bowl stainless steel sink with chrome mixer tap, and integrated appliances include a high level electric oven, 4 ring electric hob with chrome extractor hood over and there is space for a washing machine and plumbing for a dishwasher. To room is decorated in neutral tones, has vinyl flooring, recessed spotlights and to one side of the room is a space for a small table and to the other is a door leading to the utility room, W.C and second entrance.



UTILITY ROOM / W.C 8'6" (max) x 7'8" approx.

Having a second entrance door, this handy space incorporates a cloakroom, W.C and utility room and has been decorated in pale tones to give it a bright feel. The W.C has a low flush toilet, vanity unit with sink and vinyl flooring. The utility room has space for a washing machine and dryer and has some additional storage cupboards above a marble effect worktop, a wall mounted radiator and coir matting to the entrance.



FIRST FLOOR LANDING

Stairs ascend from the dining room to the first floor landing where doors lead to the four bedrooms and house bathroom. The space is decorated in neutral tones, has carpeted flooring, pendant lighting and loft access.

BEDROOM ONE 17'2" x 9'4" (reducing to 5'10") approx.

Located at the front of the property, this good sized room has plenty of space for freestanding bedroom furniture and is quirky due to it being accessed through the ensuite. The room has carpeted flooring, pendant lighting and front facing uPVC Window.



ENSUITE 6'8" x 6'5" approx.

Accessed from the landing with another door leading to the bedroom, this modern three piece ensuite comprises of a shower cubicle with chrome thermostatic shower, hand wash basin mounted on a vanity unit and a low flush toilet. There is recessed spotlights, wall mounted extractor fan and rear facing obscured glazed window.

**BEDROOM TWO 10'11" x 9'2" approx**

Located at the front of the property, this good sized bedroom has a fitted wardrobe that is cleverly split across two rooms, giving more floor space. The room has carpeted flooring, pendant lighting, pale decor and a front facing window.

**BEDROOM THREE 10'5" x 7'3" approx.**

Mirroring bedroom two with the clever wardrobe, this third bedroom is again located at the front of the property and has views over the garden and street from the window. The room has also been decorated in neutral tones, has carpeted flooring and pendant lighting.



BEDROOM FOUR 9'4" x 8'7" approx

Located at the rear of the property this fourth bedroom has two fitted wardrobes and a desk with mirror making a useful dressing table space. The room is again decorated in pale tones, with newly carpeted flooring, pendant lighting and wall mounted radiator.



HOUSE BATHROOM 8'11" x 5'11" approx.

This modern house bathroom features a three piece suite consisting of a panelled bath with chrome taps and chrome thermostatic shower, pedestal hand wash basin with chrome taps and low flush toilet. The room is partly tiled with grey patterned tiles and has oak laminate effect vinyl flooring, wall mounted extractor fan and dome lighting.



GARDENS & PARKING

Externally the property benefits from a low maintenance patio garden with plenty of room for outdoor furniture, making it a great space for dining and entertaining. There is also lots of room for pots and planters to add your own touch and bring some colour to the space. There is some raised plant beds, a Victorian lantern style outdoor light and metal railing to finish the garden. There is also the potential to park at the property, however the driveway that leads to the parking space is used by the business next door, so access is only available when they are not present at the business. Alternate parking is available on street.



MATERIAL INFORMATION

UTILITIES:

- *Water supply & Sewerage - Mains fed water supply, with mains sewerage
- *Electricity & Gas Supply - Mains fed electric, gas and water
- *Heating Source - Gas central heating combi boiler, with radiators in each room
- *Broadband - Fibre to the cabinet (FTTC) is currently available at the property
- *Mobile signal - A good indoor and outdoor mobile phone signal is showing as available for all major networks, via <https://www.signalchecker.co.uk/>. You are advised to check with your own mobile phone provider and also at the property itself.

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.

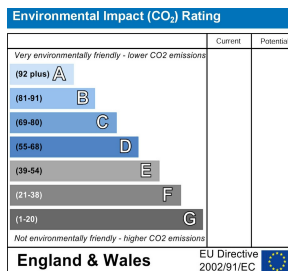
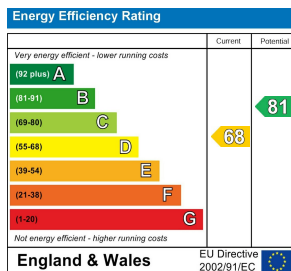
PAISLEY MORTGAGES

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. *

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 for a free, no obligation quote or for more information.



www.paisleyproperties.co.uk

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