

7 Stoneleigh Court,
Shelley HD8 8LQ

PCM
£800 PCM



THIS ATTRACTIVE TWO BEDROOM MID TERRACE PROPERTY IS NICELY PRESENTED THROUGHOUT WITH SPACIOUS LIVING ACCOMMODATION, REAR GARDEN AND TWO OFF ROAD PARKING SPOTS

AVAILABLE ???? ON AN UNFURNISHED BASIS, NO PETS OR SMOKERS, BOND is £920, COUNCIL TAX BAND B, EPC IS D68

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a part glazed timber door into the entrance hallway, where there is room to store coats and a door leads through to the lounge

LOUNGE 14'1" x 10'6" approx

This spacious room is light and airy courtesy of the large window overlooking the front garden. The room is decorated in neutral tones, has carpeted flooring and a central fireplace with gas fire, creating a lovely focal point to the room. The generously proportioned room offers lots of space for free standing living room furniture and has a door leading to the kitchen, door to the understairs storage cupboard and and a staircase ascending to the first floor landing.



DINING KITCHEN 13'7" x 7'8" approx

The kitchen is fitted with a range of pale wood effect wall and base units, white roll top work surfaces, speckled tiled splash back and white composite sink with drainer and mixer tap over. There are appliances including electric oven with four ring gas hob, cupboard mounted extractor fan and space for a washing machine and free standing fridge / freezer. The kitchen has room to accommodate a small dining table and chairs, a window looking out over the rear of the property and wood effect laminate flooring. Doors lead to the living room and an external patio door provides access to the rear garden.



FIRST FLOOR LANDING

A staircase ascends from the living room up to the first floor landing which has doors leading through to the house bathroom, and the two bedrooms.



BEDROOM ONE 11'1" x 10'4"

Positioned to the front of the property this double room has ample space for a range of freestanding bedroom furniture, is neutrally decorated and has pale carpet, a large built in wardrobe and a storage cupboard. A large window looks out onto the front garden and a door leads to the landing.



BEDROOM TWO 10'9" x 7'5" approx

This small double bedroom is located to the back of the house and is decorated in pale tones, has carpeted flooring, pendant lighting and a window overlooking the rear of the property. A door leads to the landing.



HOUSE BATHROOM 5'11" x 5'0" approx

This modern house bathroom is fitted with a white suite which includes a bath with shower over, hand wash basin with mixer tap and a low level toilet. The room is partially tiled, has tile effect vinyl flooring and a central dome light. . There is an obscure glazed window, mirrored cabinet, ladder style towel radiator and a door leads to the landing.



GARDENS AND PARKING

To the front of the property there are is a tarmac drive with two off road parking spaces, a low timber fence and some established shrubs giving a bit of privacy to the lounge. The rear garden is split in two and separated by a timber fence. The top part of the garden is flagged and would make a lovely space to house garden furniture and would be great for al fresco dining and entertaining. The lower portion of the garden is sloped and has some established planting with wood chipping top, with further scope to improve the very bottom if desired.



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 will 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). 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.

PAISLEY MORTGAGES

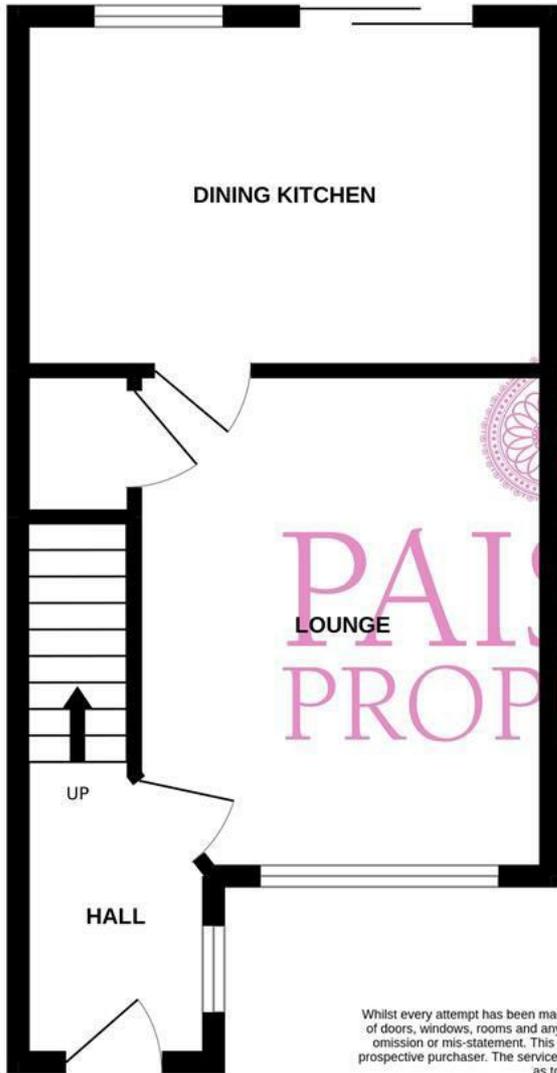
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

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

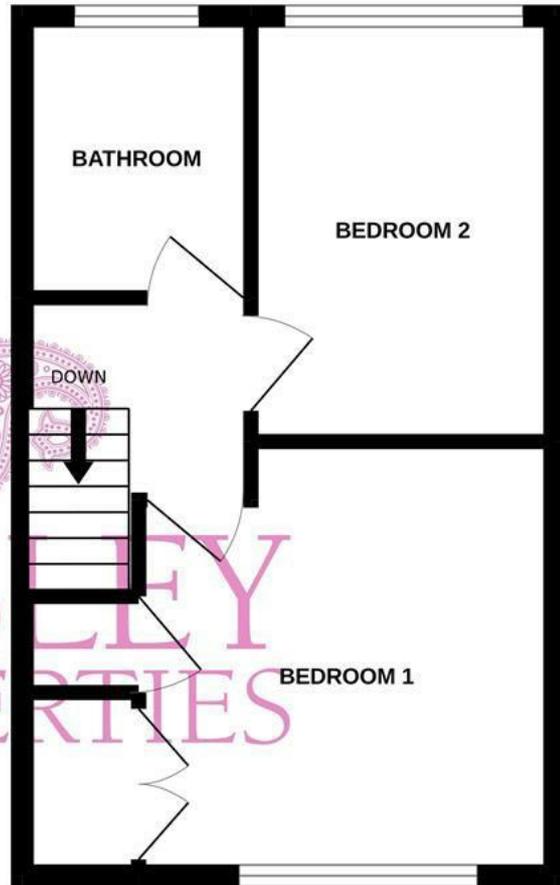
PAISLEY SURVEYORS

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.

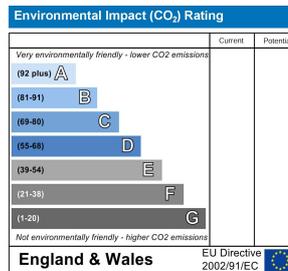
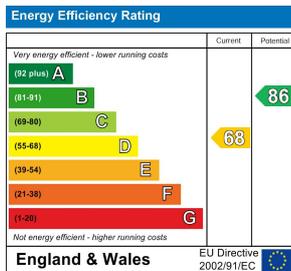
GROUND FLOOR



1ST FLOOR



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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