14 Manor Croft,
Skelmanthorpe HD8 9UE

PCM
£750 PCM

THIS MODERN TWO BEDROOM END TERRACE HAS GENEROUSLY SIZED ROOMS, LOW MAINTENANCE GARDEN AND OFF ROAD PARKING FOR TWO.

AVAILABLE LATE AUGUST / UNFURNISHED / NO SMOKERS / DEPOSIT £865 / EPC: C72 / COUNCIL TAX BAND B

PAISLEY
PROPERTIES

ENTRANCE
You enter the property through a timber door into a useful entrance hall which is perfect for coats and shoes. Stairs ascend to the first floor landing and an internal door leads through to the dining kitchen. There is wood effect flooring.

DINING KITCHEN 10'0" approx x 12'0" approx
This room is light and spacious with a range of wall and base units with wood effect doors. There is an integrated washer dryer, fridge freezer, dishwasher and oven with four ring gas hob. There is a stainless steel sink and drainer and decorative tiled splash backs. There is plenty of room for a dining table and chairs and wood effect flooring. A window overlooks the patio and a part glazed door leads through to the lounge.

LOUNGE 10'0" max x 15'2" max
Neutrally decorated with a beautiful feature fireplace with gas fire this lounge is light and airy. There is a window to the rear and an external timber door. There is a large under stairs cupboard providing storage space. The room is carpeted with a part glazed door through to the kitchen.

FIRST FLOOR LANDING
From the landing doors lead through to the two bedrooms and house bathroom. There is also access to the loft through a hatch.

BEDROOM ONE 12′2″ approx x 9′9″ approx
Positioned to the front of the property this is a good sized double room. There are deep fitted wardrobes which also house the combination boiler, front facing window and door on to the landing. The room is neutrally decorated and carpeted.

BEDROOM TWO 11′4″ approx x 8′2″ approx
Situated to the rear of the property this is another double room with lots of natural light from its window. This room is also neutrally decorated and carpeted with a door onto the landing.

HOUSE BATHROOM 6'11" approx x 6'7" approx
This modern bathroom comprises a three piece white suite including low level w.c, wash hand basin and bath with shower over. There is tiling round the bath and Lino flooring. There is an obscure glazed window and door onto the landing.

OUTSIDE
There is a charming patio area to the front with a small stone boundary wall, providing space to sit out. Currently being landscaped there will be access down the side of the property to the rear and two off road parking spaces.

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.

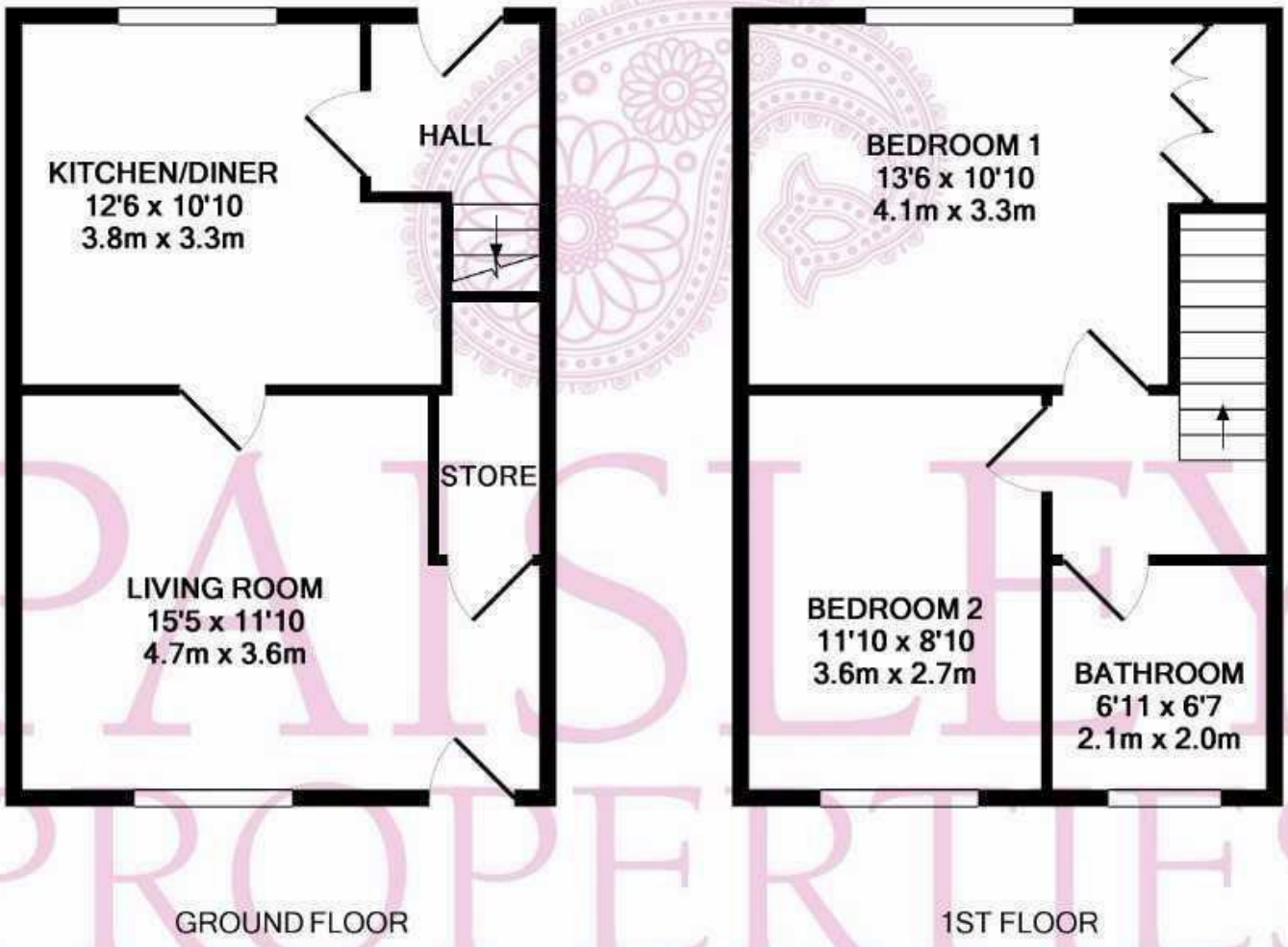
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit 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 to arrange an appointment.

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

PAISLEY SURVEYORS
We work alongside Gareth Allen 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 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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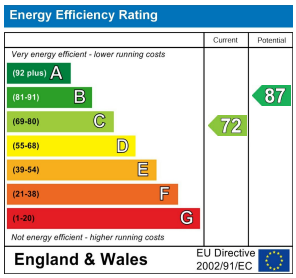

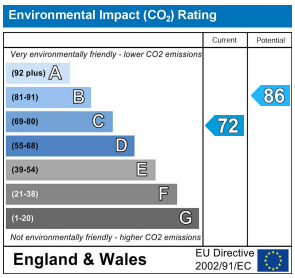

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