# 81 Far Bank,
# Shelley HD8 8HT

**PCM**
**£950 PCM**















THIS THREE BEDROOM CHARACTER PROPERTY OFFERS SPACIOUS ACCOMMODATION WITH A GOOD SIZE REAR GARDEN AND ON STREET PARKING. AVAILABLE IMMEDIATELY, UNFURNISHED, NO SMOKERS, BOND £1095 ENERGY RATING TBC , COUNCIL TAX BAND C

PAISLEY
PROPERTIES

**ENTRANCE HALLWAY**




You enter the property through a part glazed heritage green uPVC door into a welcoming entrance hallway which is light and airy courtesy of an obscure side facing window. Hard wearing dark coloured matting runs under foot. A doorway leads into the kitchen and a glazed door leads to the hallway.

**KITCHEN 14'1" apx x 6'11" apx**




Located to the front of the property with windows looking out to the street, this good sized kitchen is fitted with navy blue base and wall units, white quartz effect laminate worktops, a stainless steel single bowl sink with mixer tap and white tiled splashbacks. Cooking facilities comprise an electric hob with a stainless steel extractor fan over and a single electric fan oven. Integrated appliances include a dishwasher and there is space for an undercounter fridge/washing machine. Patterned vinyl flooring runs under foot and a central flush LED light fitting illuminates the room well. The property's central heating boiler is neatly concealed in one of the cupboards. A doorway leads to the entrance hallway.

**HALLWAY 5'2" apx x 7'6" apx**

A carpeted staircase ascends to the first floor and doors lead to the lounge dining room and downstairs toilet.

**STORAGE ROOM & DOWNSTAIRS WC 3'10" apx x 7'0" apx (wc)**





Concealed behind a sliding door from the hallway is a storage space which is fitted with cupboards to one wall, beyond this is a further room housing the property's downstairs WC. This is fitted with a vanity hand wash basin unit with cupboards under and a low level WC. Grey wood effect vinyl flooring runs underfoot. An obscure window allows natural light to enter.

**DINING ROOM 11'5" apx x 11'5"apx**





This good sized room is located to the rear of the property with a window looking out to the garden. It has a gas fire in a cream fireplace with stone hearth as a focal point. Grey carpet runs under foot and the walls are decorated in neutral tones. Painted wood cladding and beams adorn the ceiling where there are two pendant light fittings. Doors lead to the hallway and the lounge.

**LOUNGE 15′0″ apx x 15′7″ apx**




This fabulous lounge is of grand proportions and has the same painted wood ceiling and beams as the dining room next door, a stone inglenook fireplace alcove creates the perfect space for an electric stove and there are storage cupboards built into the alcove. Pale grey carpet runs under foot and the walls are neutrally decorated. A door to one corner leads to the cellar steps. A glazed external door leads out to the garden and doors lead to the dining room and hallway.

**CELLAR 8′2″ apx x 12′0″ apx**
Accessed down a set of stone steps from the lounge, the cellar provides a space for storage.

**FIRST FLOOR LANDING 17′7″ apx x 6′9″ max**
A carpeted staircase ascends to the first floor landing. A large cupboard over the stairs provides a great amount of storage and doors lead to the three bedrooms, house bathroom and separate WC.

**BEDROOM ONE 18′11″ apx x 8′5″ apx**




Simply flooded with natural light, this fabulous double bedroom has windows to dual aspects as it spans the full depth of the property. A built-in cupboard to one corner allows some wardrobe space and there is an abundance of space for further items of bedroom furniture. The room is neutrally decorated, with grey carpet under foot and a door leads to the landing.

**BEDROOM TWO 12'1" 19'8" apx x 11'11" apx**




Commanding far reaching views from its rear facing windows this fabulous double bedroom is neutrally decorated with grey carpet under foot and has ample space to accommodate freestanding bedroom furniture. A wrought iron chandelier type light fitting illuminates the room well. A door leads to the landing.

**BEDROOM THREE 7'0"  apx x 14'2" apx**




The third bedroom can be found to the front of the property and is decorated in pale green tones with grey carpet underfoot. Once again this room is simply filled with natural light from windows to dual aspects and there is pendant lighting. There is ample space for freestanding bedroom furniture. A door leads to the landing.

**HOUSE BATHROOM 6'0" apx x 12'3" apx**





The bathroom is fitted with a white bath with chrome taps and electric shower over alongside a pedestal hand wash basin with chrome taps. Built-in cupboards to one corner provides space for bathroom essentials. The room is partially tiled with cream tiles with decorative floral border and motifs. Grey wood effect vinyl flooring runs under foot and there is a central flush LED light fitting. Obscure windows allow natural light to enter. A door leads to the landing.

**SEPARATE WC 3'8" apx x 6'5" apx**



The separate WC is fitted with a vanity hand wash basin with a marble effect top, cupboards and chrome taps alongside a white low-level WC. Blue patterned vinyl flooring runs under foot. An obscure window allows natural light to enter and a door leads to the landing.

**REAR GARDEN**





Behind the property sits a fabulous rear garden which is tiered and has a large patio adjacent to the property perfect for alfresco dining or garden furniture.

**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).

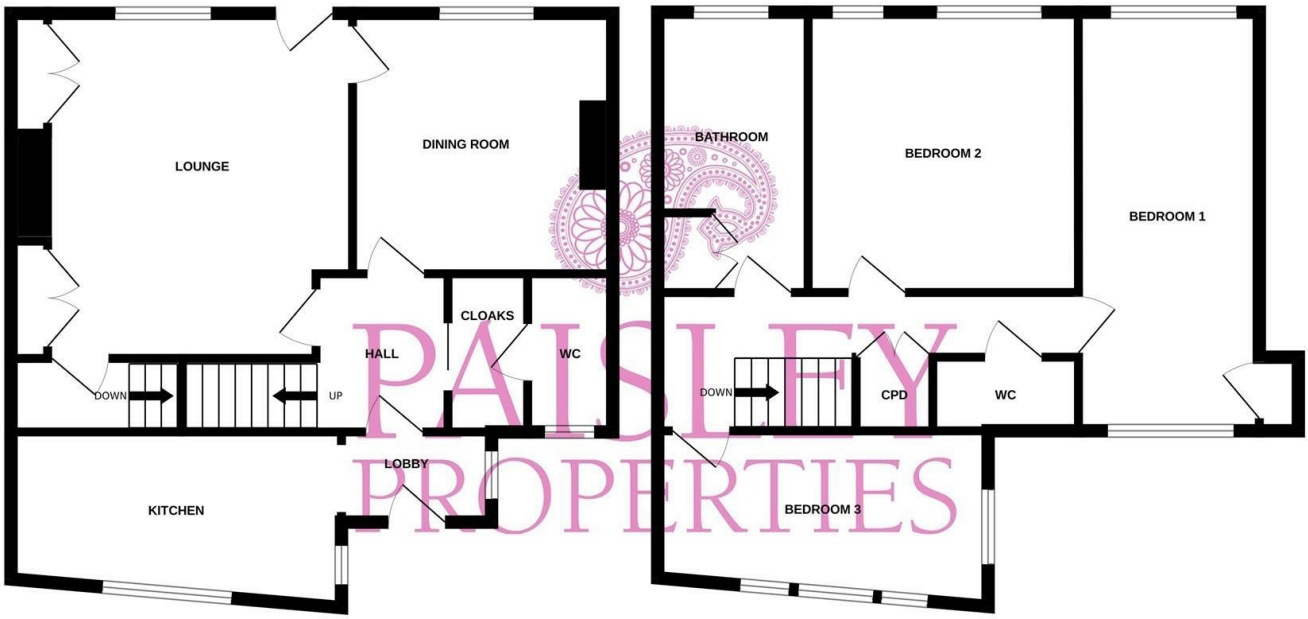
**PAISLEY PROPERTIES**
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like 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 to arrange an appointment.

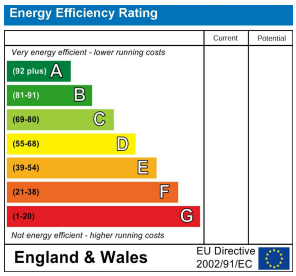
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

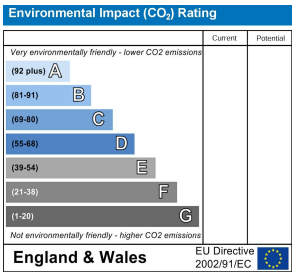
GROUND FLOOR

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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