

12 Queen Street,  
Skelmanthorpe HD8 9DU

PCM  
£600 PCM



THIS ONE BEDROOM COTTAGE IS WELL PRESENTED AND BURSTING WITH CHARACTER FEATURES. SITUATED CLOSE TO THE VILLAGE CENTRE IT BENEFITS FROM AN OFF ROAD PARKING SPACE.  
AVAILABLE FROM MID JANUARY, UNFURNISHED, NO PETS, NO SMOKERS, BOND £690, ENERGY RATING C, COUNCIL TAX BAND A

PAISLEY  
PROPERTIES



## SUMMARY

Located close to Skelmanthorpe village centre, this charming cottage is bursting with character features and offers spacious accommodation briefly comprising:- open plan living kitchen, one double bedroom and a shower room. It benefits from off road parking opposite. The village centre has a good selection of local amenities, including shops, pubs, restaurants, a health centre, library and well regarded local schools. Skelmanthorpe is also well placed for commuting having excellent road links to nearby towns and easy access to the M1.

## LIVING KITCHEN 17'9" apx x 11'11" apx



You enter the property through a painted timber door into a gorgeous open plan living kitchen which has beams to the ceiling, windows to dual aspects, neutral décor and oak effect laminate flooring underfoot. The kitchen area is fitted with a combination of dark grey and white base and wall units, pale laminate worktops, grey and white tiled splashbacks and a black composite sink with a chrome mixer tap. There is a breakfast bar which could be used as an informal dining solution. The living area has space for lounge furniture. A large understairs cupboard provides storage for household items. A carpeted staircase ascends to the first floor.



## LANDING 2'11" apx x 2'10" apx

A carpeted staircase ascends from the living kitchen to the first floor landing which has doors leading to the bedroom and shower room.

### **BEDROOM ONE 9'3" apx x 12'4" apx**



Located to the front of the property with mullion windows overlooking the street, one with a timber window seat, this good sized double bedroom benefits from fitted wardrobes, one of which houses the property's central heating boiler. There is carpet underfoot, neutral décor and pendant lighting. A hatch gives access to the loft and a door leads to the landing.

### **SHOWER ROOM 6'11" apx x 8'2" apx**



This well appointed contemporary shower room is fitted with a white suite comprising of a quadrant shower enclosure with a chrome waterfall shower, a white vanity drawer unit with integral handwash basin with mixer tap and a low level WC. There is grey wood effect vinyl flooring and spotlights to the ceiling. A large built in cupboard offers a perfect space to store bathroom essentials. A chrome heated towel radiator and a mirror cabinet over the basin complete the room. Obscure windows allow natural light to enter and a door leads to the landing.

## **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**

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.

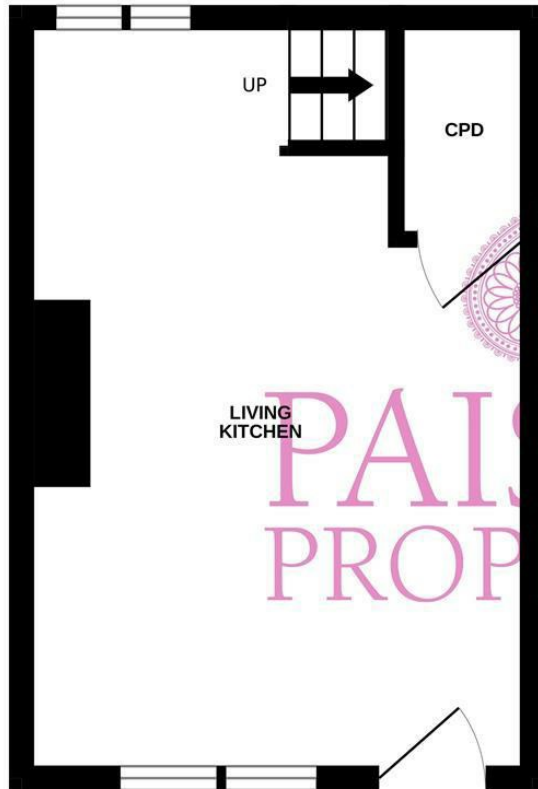
## **PAISLEY MORTGAGES**

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](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

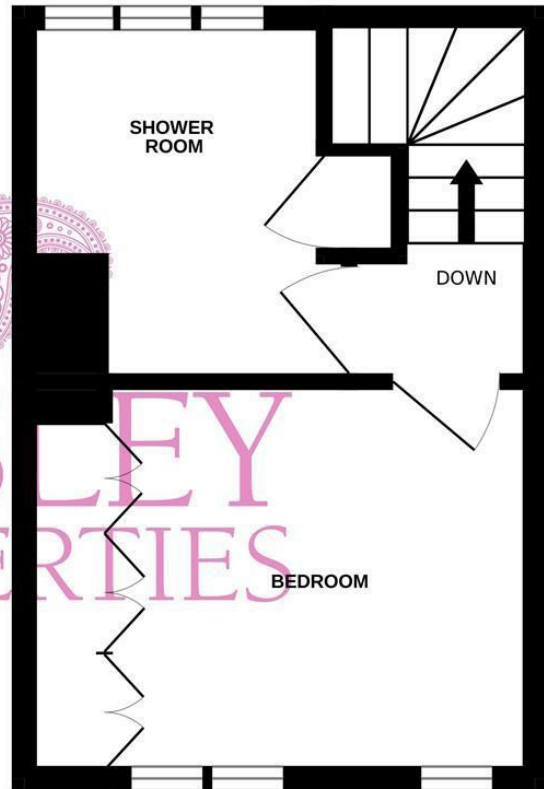
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



GROUND FLOOR

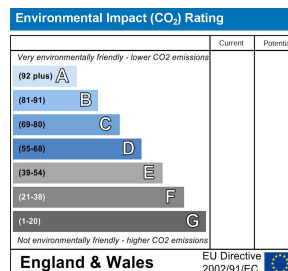
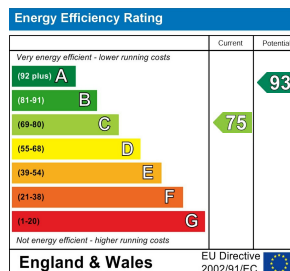


1ST FLOOR



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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