

220 Wakefield Road,
Kitchenroyd, Denby Dale HD8 8SZ

PCM
£700 PCM



TERRACE PROPERTY, TWO DOUBLE BEDROOMS AND EXTENSIVE REAR GARDEN.

AVAILABLE IMMEDIATELY, UNFURNISHED, NO PETS OR SMOKERS, BOND IS £807,
EPC IS C76

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a uPVC composite door into the entrance hall which has space to remove coats and shoes. A staircase ascends to the first floor landing and a door opens to the lounge.

LOUNGE 13'8" x 12'2" approx

This good sized lounge is light and airy courtesy of the large window which overlooks the front of the property. The room has been freshly decorated in neutral tones and has plenty of space for free standing living room furniture, laminate flooring and doors lead through to the kitchen diner and hallway



DINING KITCHEN 15'5" x 6'9" approx

Positioned to the rear of the property is this good sized family kitchen. It is fitted with a brand new range of cream shaker style base and wall units with chrome handles, dark roll top work surface with contrasting tiled splash backs, stainless steel sink and drainer with mixer tap over, tiled flooring and pendant lighting. Appliances that are included with the property are; a single electric oven with 4 ring gas hob, chrome extractor fan, tall fridge freezer and washing machine. There is plenty of room for a table and chairs at one end of the kitchen and light floods in from the large window and part glazed door which opens out into the rear garden.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing where doors lead to the two bedrooms and house bathroom. There is carpeted flooring, pendant lighting and useful shelving for storing household items.



BEDROOM ONE 12'5" (max) x 10'6" approx

Located to the front of the property, this bright and airy bedroom has a good amount of space for furniture as well as an integrated double wardrobe. The room is decorated in neutral tones, has carpeted flooring and a front facing window overlooks the street.



BEDROOM TWO

Another good sized double bedroom, this time with views over the rear garden. The room has carpeted flooring, pendant lighting and a door leads to the landing.



BATHROOM 5'10" x 5'5" approx

This contemporary house bathroom is fitted with a three piece white suite including a bath with shower over, low level W.C and pedestal hand wash basin. The room is partially tiled with attractive wall tiles, has a rear obscure glazed window, laminate flooring and a ceiling light completes the space.



REAR GARDEN

To the rear of the property is a small enclosed courtyard style patio that would be ideal for pots and planters or a small bistro set. Stairs ascend from the patio to the extensive rear garden which is raised and gives great views of the surrounding countryside. The garden could be transformed into a wonderful space incorporating, patio, dining area or play areas.



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.

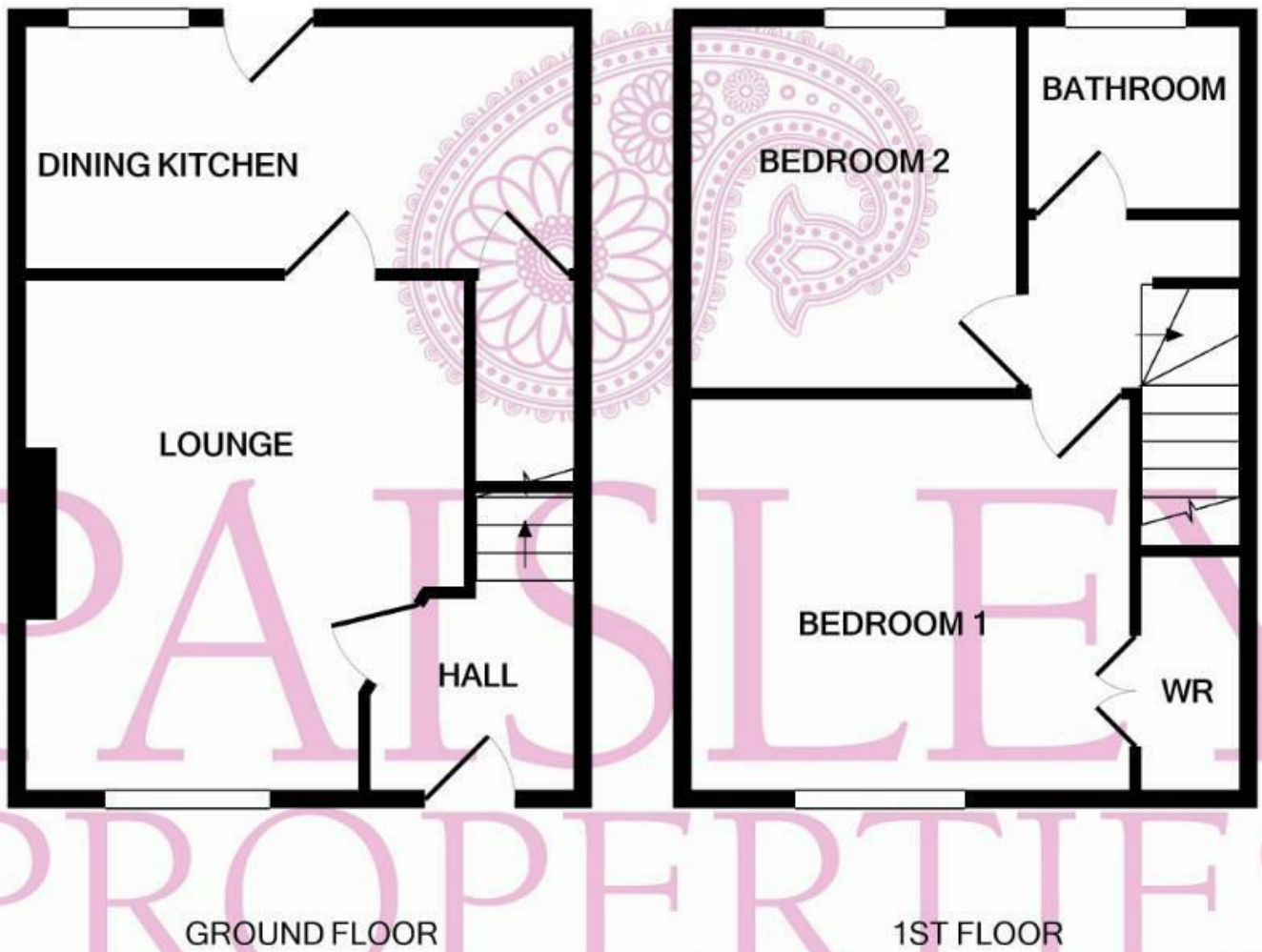
As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We will ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

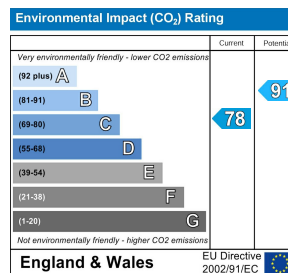
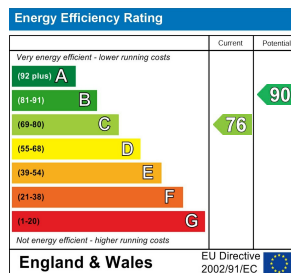
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit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



Measurements are approximate. Not to scale. Illustrative purposes only
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