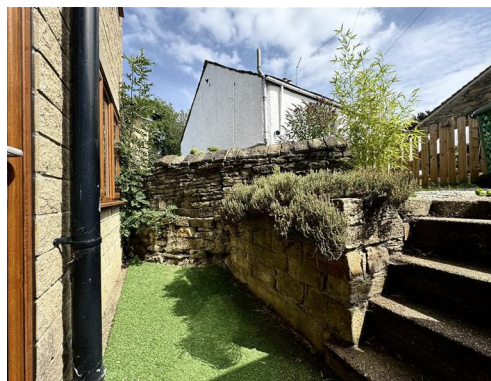


3 Church Lane,
Clayton West HD8 9LY

PER MONTH
£800 Per Month



THIS IS A WELL PRESENTED THREE BEDROOM TERRACED PROPERTY OFFERING GREAT LIVING ACCOMMODATION, A LOVELY MODERN KITCHEN AND ON STREET PARKING.

AVAILABLE IMMEDIATELY/ UNFURNISHED / NO PETS/ NO SMOKERS / BOND £920 / ENERGY RATING: C / COUNCIL TAX BAND: A.

PAISLEY
PROPERTIES

ENTRANCE 5'5" max x 4'5" max

Entering the property through a part glazed composite door into the entrance hall which is decorated in neutral grey tones. There is wood effect laminate flooring and a flush light fitting. A part glazed door leads to a staircase ascending to the first floor landing and a second door leads through to the lounge.

**LOUNGE 13'0" max x 18'6" max**

Located to the front of the property, this spacious lounge is decorated in neutral grey tones with grey carpet under foot and a central spotlight fitting. There is plenty of space for living and dining furniture. The large front facing sash window allows lots of natural light and has an outlook onto the front patio area. A stylish grey fireplace surround houses useful storage shelves and has a tiled hearth. A door leads through to the kitchen, understairs store/cellar and entrance.



CELLAR

Perfect to use as additional storage space with light and power.

KITCHEN 8'8" max x 13'0" max

Located to the rear of the property, this contemporary kitchen features matte grey wall and base units with black laminate worktops and splashbacks. There are brown wood effect ceramic tiles under foot and a central spotlight fitting. The kitchen benefits from an electric oven with a four ring gas hob and extractor fan over, stainless steel sink and drainer, fridge freezer, separate washing machine and dryer. This room is flooded with natural light from the part glazed external door and window enjoying views of the rear garden area. There are doors leading to the rear garden and lounge.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing where doors lead into the three bedrooms and house bathroom. There is grey carpeted flooring, loft hatch and a pendant light with shade.

BEDROOM ONE 9'9" max x 16'11" max

Sitting at the rear of the property, this spacious double bedroom offers plenty of space for a selection of bedroom furniture. Decorated in neutral magnolia with a dark grey feature wall and brown carpet under foot and two pendant ceiling lights with shades. The rear facing window enjoys views over neighbouring garden areas. The boiler is located in this bedroom. A door leads to the first floor landing.



BEDROOM TWO 7'7" max x 9'11" max

This second double bedroom is located at the front of the property and has additional space for free standing furniture. It is decorated in a light blue colour with a coordinating wallpapered feature wall, dark brown wood effect laminate flooring and a central pendant ceiling light. A door leads to the first floor landing.



BEDROOM THREE 8'1" max x 9'0" max

Located to the front of the property, this single bedroom would make a lovely child's bedroom. Being decorated in neutral magnolia, light pink tones with a matching feature wall, dark brown wood effect laminate floor under foot and a central pendant ceiling light. Benefiting from a wonderful fitted space saving high single bed, this allows space for additional free standing furniture and hanging space below. A door leads to the first floor landing.



BATHROOM

This modern white three piece bathroom comprises of low level flush WC, a pedestal hand wash basin with chrome taps and a bath with shower over and a glass shower screen. Stylish beige wall tiles adorn the walls, dark brown wood effect vinyl flooring runs underfoot and chrome spotlights finish the room. The obscure glazed window helps make the room feel light and airy and a door leads to the first floor landing.



GARDENS

To the front of the property sits a gated pebbled patio area with space for garden furniture and pots. Paved steps and path lead to the front door. To the rear of the property there is a small area of space to sit out which has artificial grass. Steps lead up to an access route to the front of the property.



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

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.

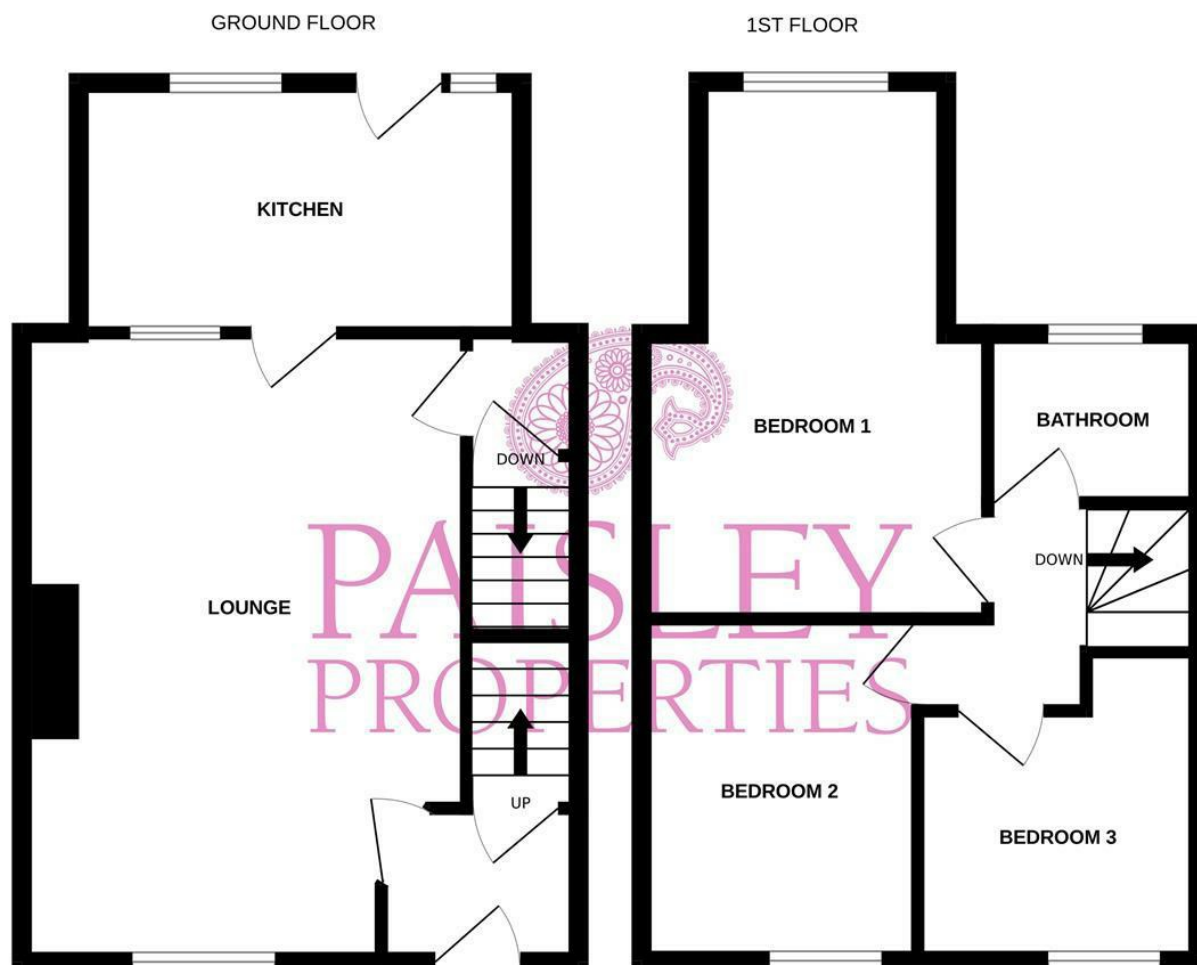
PAISLEY MORTGAGES

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.

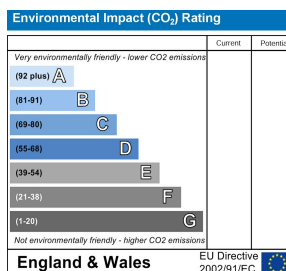
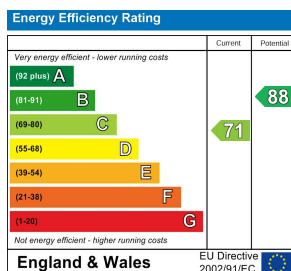
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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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PROPERTIES