

3 Yew Tree Road,  
Shepley HD8 8DT

PER MONTH  
£925 Per Month



A WELL PRESENTED THREE BEDROOM MID TERRACE COTTAGE WITH GARAGE,  
OFF ROAD PARKING FOR TWO VEHICLES AND A LONG LAWNED GARDEN.  
AVAILABLE IMMEDIATELY, UNFURNISHED, NO SMOKERS, BOND £1065, ENERGY  
RATING D, COUNCIL TAX BAND A

PAISLEY  
PROPERTIES



## SUMMARY

This deceptively spacious three bedroom mid terraced property is well presented and briefly comprises:- porch, dining kitchen, cellar, good sized lounge, three bedroom and a contemporary house bathroom. To the rear of the property is a garage and off road parking whilst to the front there are generous lawned gardens. The property has lovely views over the village rooftops and beyond and is conveniently positioned close to amenities including a well-regarded village school, shops, pubs and restaurants, doctors surgery and village train station.

## ENTRANCE PORCH 3'1" x 5'0"



You enter the property from the rear through a glazed white uPVC door into a welcoming porch with blue mosaic tiled flooring underfoot, terracotta walls and wood panelling to the ceiling. A door leads into the dining kitchen.

## DINING KITCHEN 17'4" apx x 6'10" apx



Spanning the full width of the property to the rear, this light and airy dining kitchen benefits from two windows which look out to the quiet street. It is fitted with a range of gloss white base and wall units, timber effect work surfaces, white metro tiled splashback with a duck egg blue feature panel behind the cooker and a one and a half bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise an electric hob with a stainless steel extractor fan over and a single electric fan oven. Integrated appliances include a tall fridge freezer, a washing machine and a dishwasher. Grey ceramic floor tiles run under foot. To one end of the kitchen is a dining area with space to accommodate a table and chairs. Doors lead to the porch, cellar and lounge.





### **CELLAR 6'5" apx x 8'6" apx**

Accessed via a set of stone stairs from the kitchen is this good sized cellar which is perfect for storage. It is equipped with light and power and a stone slab table to one end.

### **LOUNGE 14'5" apx x 13'11" apx**



Positioned to the front of the property and enjoying views over the garden from its window, this lovely large lounge is well presented and decorated in a combination of white and terracotta. A fireplace alcove with a stone hearth and mantel creates a lovely feature in the room and there are wall lights in the alcove and a central ceiling light fitting. There is ample space to accommodate lounge furniture. A black metal curtain pole and patterned floral curtains adorn the window. A radiator cabinet to one wall creates a space for ornaments and neatly hides a large radiator. Doors lead to the dining kitchen and front hallway.

### **FRONT HALLWAY**

The front hallway has an obscure glazed rear door leading out to the front garden, a carpeted staircase ascending to the first floor and a door leading to the lounge.

### **FIRST FLOOR LANDING 10'9" apx x 4'0" apx**

A carpeted staircase ascends from the front hallway to the first floor landing which has a hatch allowing access to the loft and doors leading to the three bedrooms and house bathroom.

### **BEDROOM ONE 10'1" apx x 8'9" apx**



Located towards the front of the property with a large window offering views out over the garden, this double bedroom is neutrally decorated with white walls and a contrasting dark grey carpet and matching roller blind to the window. A satin chrome spotlight bar illuminate the room well. A door leads out to the landing.

### **BEDROOM TWO 9'7" x 11'3" max into alcove**



This second double bedroom can be found to the rear of the property with a window looking out onto the back lane. Once again it is neutrally decorated with white walls and contrasting dark grey carpet which matches the roller blind at the window. A high-level cupboard above the door provides some storage. A central cream metal light fitting lights the room well. A door leads to the landing.



### **BEDROOM THREE 10'0" max x 8'4" apx**



This L-shaped single bedroom is located to the front of the property with views out over the garden from its window. A built-in cupboard over the stairs bulkhead provides some built-in storage. Once again the room is neutrally decorated with white walls, contrasting dark grey carpet and a matching roller blind at the window. There is a pendant light fitting with a duck egg blue shade. A door leads to the landing.

### **HOUSE BATHROOM 7'4" apx x 6'11" apx**



This contemporary bathroom is well proportioned and fitted with a white three-piece suite comprising a deep bath with central taps and shower attachment and a thermostatic rainfall shower over again with separate handheld shower attachment and a protective glass screen, a rectangular pedestal hand wash basin with chrome mixer tap and a low level WC. The room is partially tiled with white tiles and contrasting mosaic tiled panelling to the bath and behind the wash basin. Beige ceramic tiles run under foot.. Lime washed pine cladding adorns the ceiling where there is a pendant light fitting with a glass shade. An obscure window which is fitted with a natural coloured roller blind lets light into the space and a door leads to the landing.



## FRONT, GARAGE & PARKING



To the rear of the property is an off road parking space and a garage alongside a yard area which leads to the back door. There is an enclosed garden area just outside the front door to the property with a path running up to the front door. There is a shared lane for access to the front of the property and beyond this is a further long lawned garden.

## EXTERIOR



## **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).

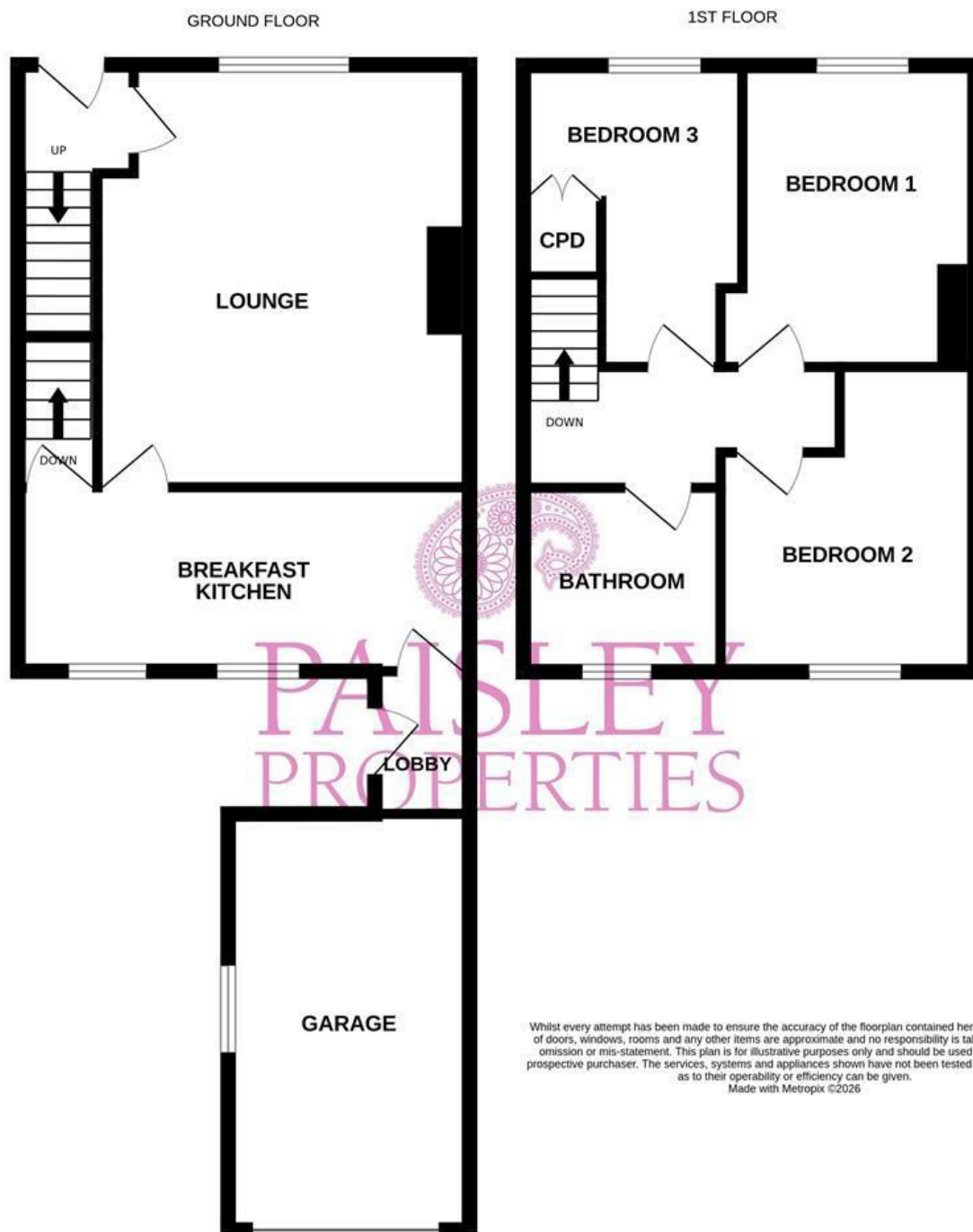
## **PAISLEY PROPERTIES**

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. \*



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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 89        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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