

11b Dearneside Road,
Denby Dale HD8 8TP

PCM
£825 PCM



THIS CONTEMPORARY TWO BEDROOM, SEMI DETACHED HOUSE HAS BEEN FINISHED TO A HIGH SPECIFICATION AND HAS A LOVELY FRONT GARDEN IN A CENTRAL VILLAGE LOCATION.

UNFURNISHED, AVAILABLE IMMEDIATELY, NO PETS, BOND IS £950, ENERGY RATING IS C76

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a part glazed composite door into the spacious entrance hallway where there is room to remove and store coats and shoes. The room has been finished in neutral tones and doors lead through to the lounge and toilet.

W.C

Positioned off the entrance hall is this useful W.C which is fitted with a white wall hung corner hand wash basin with mixer tap over and white low level W.C. The room has been partly tiled and has wood effect vinly flooring. A door leads to the hallway.

OPEN PLAN LIVING

The ground floor of the property is a lovely open plan space with a separate lounge, dining and kitchen areas. The lounge is situated at the front of the space and has front-facing windows which fill the room with natural light. There are an angular raised ceiling and exposed beam work which gives the room a great feeling of space and an industrial feel. To one side of the lounge, there is space for a dining table and chairs next to the open staircase.

Located at the back of the room is this stylish modern kitchen, which is fitted with a range of white high gloss wall and base units, contrasting dark roll top work surfaces, white tiled splash backs and stainless steel sink and drainer with mixer tap over. Integrated appliances include a single oven, four ring hob with feature extractor fan above, dishwasher, washing machine, microwave and fridge. The space features the same high ceilings and exposed beams as the lounge and also has remote Velux windows. The room is finished with neutral decor, wood effect vinyl flooring and pendant lighting.



LOWER GROUND LANDING

Stairs ascend from the open plan dining area down to the lower ground floor, where doors lead to the two bedrooms, house bathroom and under stairs storage.

BEDROOM ONE

This good sized double bedroom has plenty of space for freestanding bedroom furniture. It benefits neutral decor, carpeted flooring, pendant lighting and doors leading outside and to the landing.



BEDROOM TWO

This second good sized double bedroom again located on the lower ground floor has plenty of space for freestanding bedroom furniture. It benefits from a side facing window which feels the space with light, neutral decor, carpeted flooring and pendant lighting. A door leads to the landing



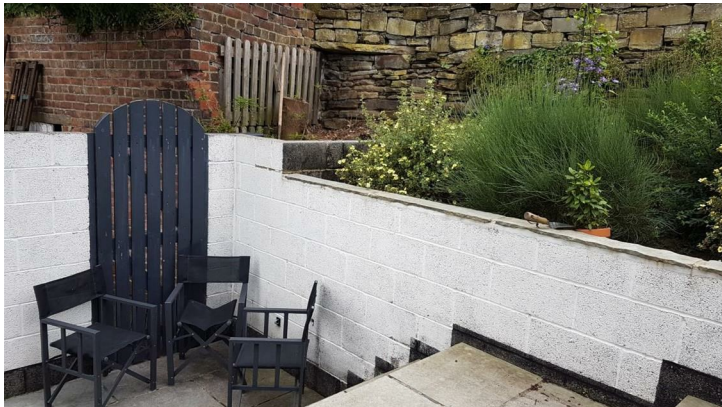
BATHROOM

This stylish bathroom is fitted with a white four piece suite which includes a shaped corner bath with mixer tap and shower attachment, wall hung hand wash basin with mixer tap over, wall hung low level W.C. and a separate shower cubicle. The room has been fully tiled with appealing wall tiles, has beige tiles to the floor and spotlights to the ceiling. The room is finished off with a wall mounted mirrored cabinet with integrated lights, chrome ladder style towel radiator, two obscure glazed windows and a door leads to the landing.



OUTSIDE

To the front of the property is a low maintenance patio garden with ample space for a dining table and chairs, perfect for al fresco dining and entertaining. There is a well established raised bed. The garden is surrounded by a low stone wall and timber fencing and a staircase leads down around the side of the property to the bedrooms.



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.

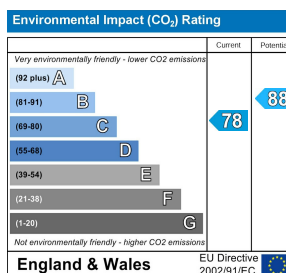
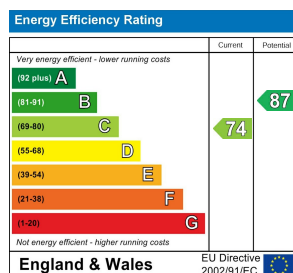
PAISLEY PROPERTIES

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.

PAISLEY MORTGAGES

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

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



www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

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