

52 Station Road,  
Skelmanthorpe HD8 9BA

PER MONTH  
£750 Per Month



THIS BEAUTIFUL ONE BEDROOM TERRACE PROPERTY HAS A FRONT AND REAR GARDEN, ALLOCATED PARKING SPACE WITH ELECTRIC CHARGER AND IS AVAILABLE PART FURNISHED.

AVAILABLE FROM JULY / COUNCIL TAX BAND: A / ENERGY RATING: B / DEPOSIT: £860

PAISLEY  
PROPERTIES

Completed to an exceptionally high standard this superb one bedroom terrace property is available to let part furnished, for twelve months. The house briefly comprises:- an open plan living dining kitchen, downstairs W.C, a first floor double bedroom and a contemporary house bathroom. To the front is a lawned garden and to the rear is a fully enclosed patio garden and allocated parking space. The property is positioned close to the popular village centre of Skelmanthorpe which boasts a selection of shops, cafes, bars and restaurants. There are also good commuter links into the surrounding towns and cities.

### **LIVING DINING KITCHEN 17'10" apx x 10'2" plus stairs**

You enter the property through a composite door into this fantastic open plan living room. To one end there is a modern fitted kitchen including matt white wall and base units and drawers, marble effect work surfaces and a sink and drainer with mixer tap. The kitchen has an integrated fridge freezer, electric oven, electric hob, extractor fan and a free standing washer dryer. The property's central heating boiler is neatly hidden away in a wall cupboard, there is a front facing window and a door opens to the downstairs W.C.

To this end of the room there is also space for a dining table and chairs, which are included in the let.

Beyond the dining area is a good size lounge. Here there is a three seater sofa and TV stand, again included in the let. French doors open onto the patio, there is a door leading to a handy storage cupboard and stairs rise to the first floor landing.

The room has two ceiling lights, and attractive Invictus Herringbone flooring.



### **DOWNSTAIRS W.C 5'10" apx x 3'1" apx**

Fitted with a wall mounted hand wash basin with mixer tap, tiled splash back and a low level W.C this useful ground floor toilet has an obscure glazed front facing window, heated towel rail, ceiling light and Invictus Herringbone flooring . A door opens to the kitchen.

### **FIRST FLOOR LANDING**

Stairs ascend from the lounge to the first floor landing which has a rear facing window, ceiling light, carpeted flooring and doors which lead to the bedroom and bathroom.



### **BEDROOM 13'7" max x 11'1" apx**

This spacious bedroom has plenty of space for a range of freestanding furniture and comes with a king size bed with mattress. There is a front facing window, ceiling light, carpeted flooring and a door which leads to the landing.

Please note there is a loft hatch but the loft space must not be used as this will invalidate the builders warranty.



### **BATHROOM 6'5" apx x 5'6" apx**

Boasting a 'like new' three piece white suite including bath with mixer tap and mains fed shower over, a wall mounted hand wash basin with mixer tap and a low level W.C this stylish bathroom is partially tiled, has spot lighting, an obscure glazed rear facing window, chrome heated towel rail and tiled flooring. A door leads to the landing.



### **FRONT GARDEN**

The property sits behind a charming lawned front garden with pretty stone wall, central path which leads to the front door and painted metal gate.



**REAR PATIO**

To the rear of the property is a fully enclosed, private, patio garden where there is room to accommodate outdoor furniture. There is also a storage unit for garden equipment.

**PARKING**

To the back of the property is an allocated parking space with electric car charging point.



## **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).

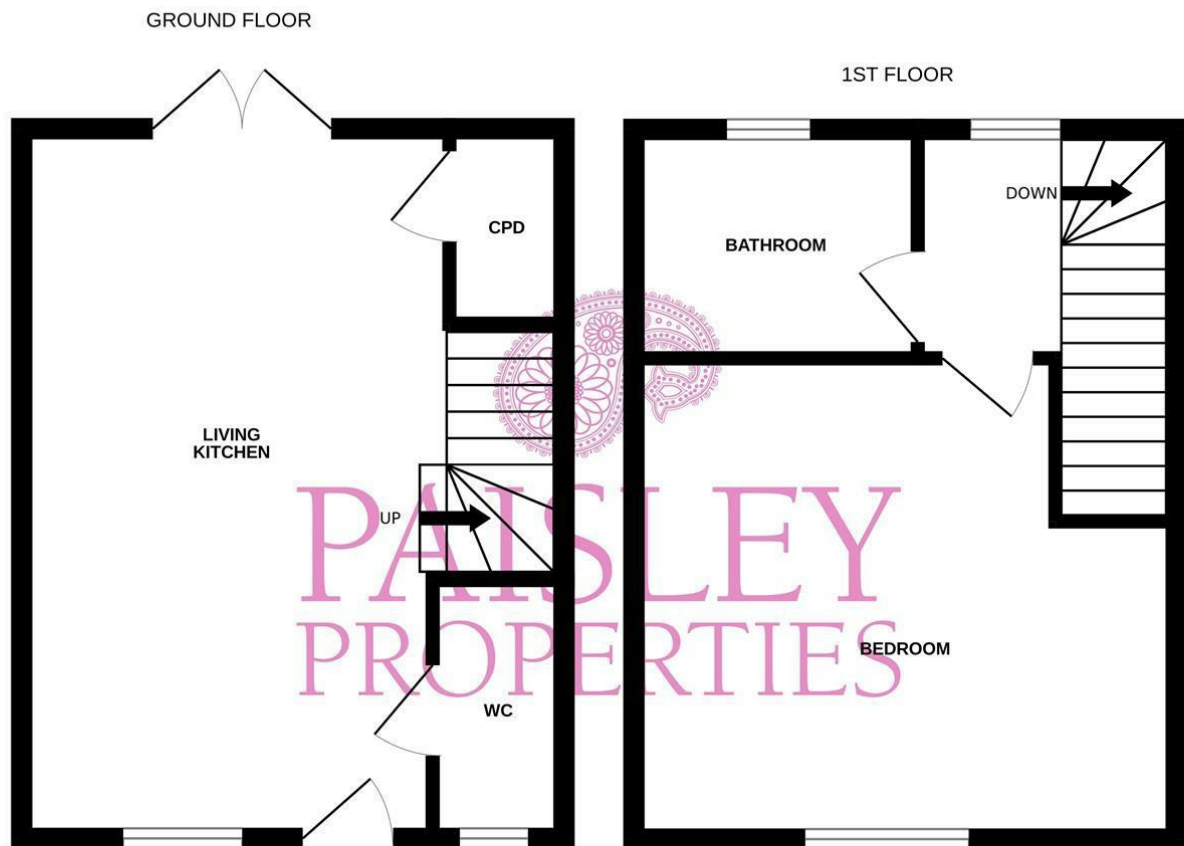
## **PAISLEY PROPERTIES**

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](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) A                                 |                         | 99        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| 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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