

14 Queen Street,  
Skelmanthorpe HD8 9DU

PCM  
£600 PCM



FULLY RENOVATED ONE BEDROOM COTTAGE WITH OPEN PLAN LIVING SPACE,  
DOUBLE BEDROOM, MODERN SHOWER ROOM AND OFF ROAD PARKING SPACE

AVAILABLE END OF JUNE, UNFURNISHED, BOND IS £690, EPC IS C74

PAISLEY  
PROPERTIES



### **OPEN PLAN LIVING 17'5" x 12'2" approx**

This warm and cosy space features a brand new modern kitchen to the front and lounge area to the rear. The well equipped kitchen features grey shaker style wall and base cabinets with chrome handles, marble effect worksurfaces with mosaic tiled splashbacks and a handy breakfast bar and a stainless steel sink and drainer with chrome mixer tap over. Integrated appliances include a single electric oven, 4 ring gas hob with chrome extractor fan over and washing machine. To the rear of the room, the lounge area has a rear facing window, neutral decor, original timber beams, wall and pendant lighting and there is a tiled floor adjacent to the front door and oak effect laminate flooring runs throughout the rest of the ground floor.



### **FIRST FLOOR LANDING**

Stairs ascend from the open plan ground floor to the first floor landing where doors lead to the bedroom and bathroom.



### **BEDROOM 9'10" x 9'0" approx**

This double bedroom is situated to the front of the property and benefits from a front facing window overlooking the street., there is a bank of wardrobes to one side and the properties combination boiler is situated here. The room benefits from newly carpeted flooring, pendant lighting, original timber beams and a door leads on to the landing.



### **SHOWER ROOM 8'0" 6'9"**

The spacious and bright shower room located at the rear of the property, includes a large corner shower cubicle with chrome thermostatic bar shower, porcelain sink mounted on a vanity unit and a low flush modern w.c. There are pale tiles to walls with decorative inlay, laminate flooring, large storage cupboard, recessed spotlights and a rear facing upvc window.



## **PARKING**

The property comes with an allocated off-street parking space

## **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.

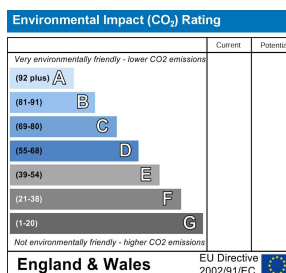
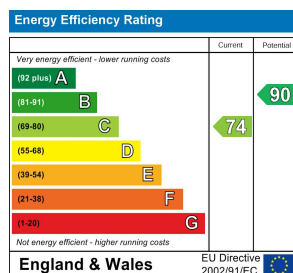
As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

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.



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

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