55 Slant Gate,
Highburton HD8 0QN

PER MONTH
£1,150 Per Month













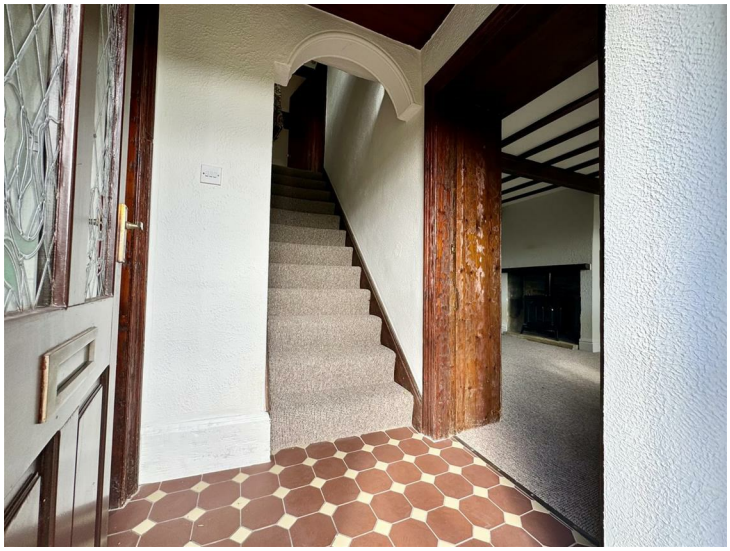


THIS CHARMING THREE BEDROOM COTTAGE HAS FRONT AND REAR GARDENS, OFF ROAD PARKING, A SUPERB SECLUDED POSITION AND STUNNING VIEWS.

UNFURNISHED / AVAILABLE IMMEDIATELY / BOND: £1150 / NO PETS OR SMOKERS / COUNCIL TAX BAND C / ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE HALL 4'5" apx x 3'8" apx
You enter the property through a timber door with stain glass panels into this entrance hallway. There is tiled flooring, a staircase ascends to the first floor landing and doors lead to the lounge and dining kitchen.

LOUNGE 17'5" apx x 11'3" max
This generously sized lounge spans the full depth of the property and has dual aspect windows. An exposed stone feature fireplace is home to a gas stove and has an attractive timber mantle. Alcoves sit either side of the chimney breast, the room is decorated in white, has a neutral coloured carpet and lovely exposed ceiling beams. A door opens to an understairs storage cupboard, perfect for household items, there is a small built in cupboard which houses the property's meters and a further door leads to the entrance hall.




DINING KITCHEN 14'10" apx x 12'6" max
This charming farmhouse style kitchen is fitted with painted timber wall and base units, tile worksurfaces and splashbacks, a one and a half bowl sink and drainer with mixer tap, electric oven, four ring gas hob and a concealed extractor fan. There is a freestanding fridge freezer and dishwasher included. The room provides lots of space for a dining table and chairs and also benefits from a gas stove which sits within the chimney breast and has a tiled hearth. A front facing window provides stunning views over the garden and hills beyond, there is solid wood flooring, timber feature ceiling and doors which lead to the utility room and entrance hall.




UTILITY ROOM 9'10" apx x 6'5" apx
Conveniently positioned at the back of the house this handy utility/boot room has a wash cupboard to one corner which houses the washer dryer and the central heating boiler. The room has ample space to store coats, shoes and other belongings and benefits from an external timber stable door which leads out onto the patio garden. There is tiled flooring, exposed ceiling beams, a rear facing window and further doors which lead to the W.C and dining kitchen.

DOWNSTAIRS W.C 6'6" apx x 5'6" apx
Tucked away off the utility this cloakroom is fitted with a pedestal hand wash basin with hot and cold taps, tiled splashback and a low level W.C. There is an obscure glazed rear facing window, exposed ceiling beams, tile flooring and a door leading to the utility.





FIRST FLOOR LANDING
Stairs rise from the entrance hall to the first floor landing where there is a front facing window, neutral carpeted flooring and doors which lead to the three bedrooms and house bathroom.

BEDROOM ONE 14'11" apx x 9'11" max
This well proportioned double bedroom has a front facing window with stunning far reaching views. The room is decorated in white with a neutral carpet under foot and provides ample room for a range of free standing furniture. A door leads to the landing.







BEDROOM TWO 11'1" max x 9'1" apx
Another good sized double bedroom this room sits to the rear of the property with two rear facing windows. Decorated in light tones with carpeted flooring there is also a door leading to the landing.





BEDROOM THREE 11'1" apx x 8'0" apx
Boasting the beautiful countryside views from its front facing window this third double bedroom enjoys neutral decor, carpeted flooring and a door which leads to the landing. The room would make a wonderful bedroom, home office or hobby room.



BATHROOM 15'10" apx x 7'5" apx
This impressive bathroom is exceptionally large and comprises of a roll top bath with shower over, pedestal hand wash basin with hot and cold taps and a low level W.C. There is an attractive vintage style radiator and towel rail, wall tiling around the bath and pretty timber panelling to the remaining walls, plenty of space for free standing storage and an obscure glazed side window. Tiled flooring completes the room and a door leads to the landing.





DRIVE
To the side of the cottage is a private driveway which provides off road parking. A gate opens to the rear patio.




FRONT
Beyond the access lane there are steps that lead down to a private walled garden which is laid with lawn and has mature shrub borders. The views from here are superb over roof tops and rolling countryside.




REAR PATIO GARDEN
Tucked away behind the property is a patio garden, perfect for outdoor furniture. The stable door opens into the utility making this the ideal place for entertaining / outdoor dining with easy access in and out.




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.

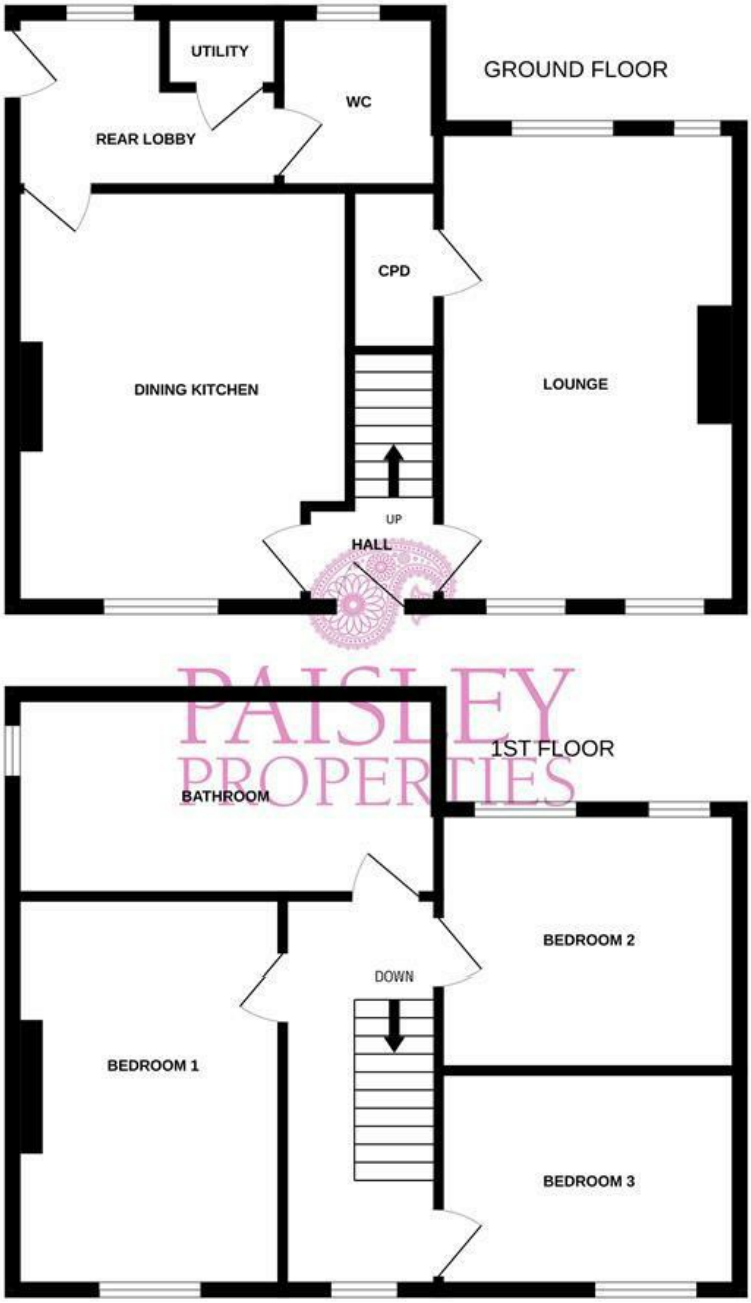
We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

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.

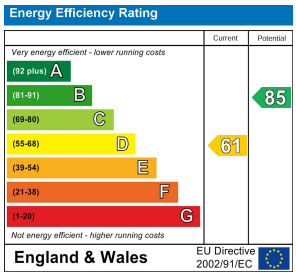
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

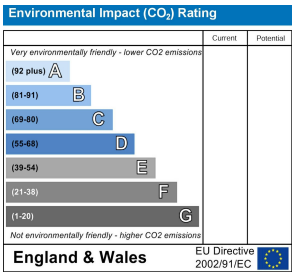
*Your home may be repossessed if you do not keep up repayments on your mortgage. *



PAISLEY PROPERTIES

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.
Made with Metropix ©2024





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

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY PROPERTIES