

12 Norman Road,  
Denby Dale HD8 8TH

PCM  
£850 PCM



THIS CHARACTERFUL STONE BUILT THREE BEDROOM MID TERRACE PROPERTY OFFERS SPACIOUS ACCOMMODATION OVER FOUR FLOORS AND BENEFITS FROM A LOW MAINTENANCE PRIVATE FRONT GARDEN, SHARED YARD AND COMMUNAL GENEROUS SIZED GARDEN AREA.

AVAILABLE IMMEDIATELY / UNFURNISHED / BOND IS £980 / NO SMOKERS / COUNCIL TAX BAND A / ENERGY RATING E

PAISLEY  
PROPERTIES

## **LOUNGE 11'0" m x 13'4" m**



You enter the property through a part glazed white UPVC door into a lovely spacious lounge which has wood effect laminate flooring running under foot. An inglenook style fire place with a wooden mantle and stone hearth provides a space to accommodate an electric stove.. Alcoves either side of the chimney breast provide great spaces for freestanding furniture and one of them has useful built in shelving. There are spotlights to the ceiling. A large window with a cream metal curtain pole looks out to the garden. A door leads to the dining kitchen.

## **DINING KITCHEN 11'2" apx x 10'2" apx**



Located to the rear of the property with a large window allowing natural light to enter this modern kitchen is fitted with a range of beech effect base and wall unit, contrasting black laminate worktops, rustic tiled splashbacks and a single bowl stainless steel sink and drainer with mixer tap over. Cooking facilities comprise a freestanding electric cooker with a stainless steel canopy hood over. There is an under counter fridge and a slimline dishwasher. There is also space and plumbing for a washing machine. There is plenty of space for a dining table and chairs. Spotlights to the ceiling and wood effect laminate flooring complete the room. Doors lead to the cellar, lounge and stairwell.

## **CELLAR**

A staricase descends from the kitchen to the cellar which offers some storage space.

## **STAIRWELL 2'7" apx x 3'6" apx**

A white part glazed uPVC door gives access to the rear of the property and a carpeted staircase ascends to the first floor. A door leads to the dining kitchen.

**FIRST FLOOR LANDING 5'11" apx x 14'7" max**

A staircase ascends from the rear stairwell to the first floor landing which has beige carpet under foot, neutral décor and stretches around the corner with doors leading to the house bathroom, two first floor bedrooms and the attic staircase.

**HOUSE BATHROOM 4'11" apx x 7'8" apx**

This contemporary bathroom is fitted with a three-piece white suite comprising a bath with a mixer tap with shower and protective glass screen, a pedestal hand wash basin with mixer tap and a low-level WC. The walls are partially tiled with beige tiles and coordinating ceramic tiles continue underfoot. Spotlights to the ceiling complete the room. A door leads to the landing.

### **BEDROOM ONE 8'2" apx x 11'1" apx**



Located to the front of the property with a lovely large window allowing natural light to enter, this good size double bedroom is neutral decorated with taupe carpet under foot. There is a metal curtain pole above the window and a pendant light fitting with a beige shade. A door leads to the landing.

### **BEDROOM TWO 7'0" apx x 11'2" apx**



Position to the rear of the property with an obscure large window allowing natural light to enter, the second double bedroom again has neutral decor, taupe carpet under foot, pendant lighting with a grey shade and grey curtains on a metal pole adorn the window. A door leads to the landing.

## ATTIC BEDROOM 12'2" apx x 15'4" max into eaves



The attic staircase ascends from the first floor landing to a fabulous neutrally decorated bedroom nestled in the eaves with sloped ceiling and reduced head height to the edges. Light floods in from a large Velux window with a built-in blind. There is pendant lighting and taupe coloured carpet underfoot.

## EXTERIOR



To the front of the property is a low maintenance gravelled garden which is fenced to the perimeter.

To the rear of the property is a shared yard where there is space to store the bins.

The property also benefits from use of a communal garden space at the end of the terrace row.

## **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.

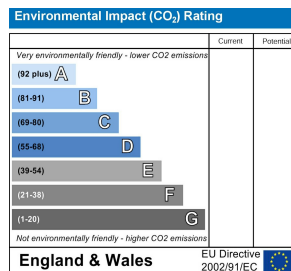
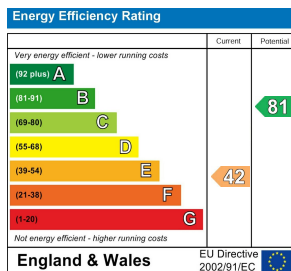
We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

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 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. \*



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

