

411 Wakefield Road,  
Denby Dale HD8 8QD

PCM  
£900 PCM



THIS TWO BEDROOM, FOUR STOREY PROPERTY HAS SPACIOUS LIVING  
ACCOMMODATION INCLUDING AN ADDITIONAL ATTIC ROOM AND A GENEROUS GARDEN.

AVAILABLE EARLY JULY / BOND: £1035 / ENERGY RATING: D / COUNCIL TAX: A

PAISLEY  
PROPERTIES

## DINING KITCHEN 17'0" apx x 12'11" max



This wonderful dining kitchen has just been fitted with a range of dove-grey wall and base units, wood-effect work surfaces and upstands, and a stainless-steel sink and drainer with mixer tap. There is an attractive range-style cooker with a five-ring gas-burning hob, space for a freestanding fridge-freezer, and plumbing for a washing machine. Recessed spotlights illuminate the ceiling, and a rear-facing window looks out over the garden. Useful shelving is built into one corner.

The room offers ample space for a dining table and chairs, with quality wood-effect LVT flooring underfoot and two openings leading to the utility area and staircase. A further part glazed external door opens onto the rear patio, where handy matting has been fitted at the entrance.

The property's central heating boiler is neatly tucked away in a corner cupboard.



**UTILITY AREA 6'0" apx x 5'1" apx**



Positioned just off the kitchen is this handy extra space. It is fitted with a work surface, and underneath is room to accommodate a tumble dryer and/or an under-unit fridge or freezer. There is a wall cupboard that discreetly hides the fuse board and electric meter. Spot lighting to the ceiling and wood-effect LVT flooring complete the space. An opening leads back to the dining kitchen, and a door leads to the shower room.

### **SHOWER ROOM 6'1" max x 5'6" apx**



Fitted with a white three-piece suite including a shower cubicle with an electric shower, which has PVC panelling to the walls and a glazed screen, a wall-mounted hand wash basin with hot and cold taps, and a low-level W.C. The room is tiled in mosaic-effect tiles, with a ceiling light, heated towel rail, and wood-effect flooring that continues through from the rest of this floor. A door leads to the utility area.

### **STAIRS**

Stairs rise from the dining kitchen to a door which opens to the lounge.

### **LOUNGE 13'3" max x 13'1" apx**



Located on the ground floor, this spacious lounge is neutrally decorated with carpeted flooring. There is a front-facing window and a chimney breast with alcoves on either side, perfect for furniture items. A pendant light hangs from the ceiling, and doors lead to the staircase and landing. An external door provides access to Wakefield Road.

### **LANDING 10'4" apx x 2'10" apx**

This landing area has doors leading to the lounge and bathroom, a rear-facing window, and stairs which ascend to the first floor. There is carpet underfoot. The first floor landing is a split level space with doors to the two bedrooms and attic staircase.

### **BATHROOM 10'1" apx x 5'10" apx**



Comprising a modern three-piece white suite, including a bath with mixer tap, electric shower over with a glazed screen, a pedestal hand wash basin with hot and cold taps, and a low-level W.C., this bathroom is partially tiled in attractive wall tiles and has vinyl wood-effect flooring. There is an obscure-glazed rear-facing window, spot lighting, and a door that opens onto the landing.

### **BEDROOM ONE 13'4" max x 13'3" max**



This impressive king-size bedroom is generously proportioned and freshly decorated with new carpeted flooring. There is an abundance of space for a range of bedroom furniture, including two useful alcoves on either side of the chimney breast. A built-in under-stairs cupboard offers further storage. There is a front-facing window, a pendant light, and a door that opens onto the landing.

## **BEDROOM TWO 13'1" apx x 10'4" apx**



Another good-sized double bedroom, this sits at the rear of the property and enjoys a lovely view of the garden and beyond from its window. A handy recess provides space for a wardrobe or drawers. There is a pendant light, carpeted flooring, and a door that leads to the landing 4.00m reduces to 2.81m.

## **ATTIC ROOM 13'8" to the skirting board x 12'0" apx**



Offering versatile additional space, this room is accessed via a door from the landing and up a staircase. There is an angled ceiling with a Velux window, spot lighting, and a white-painted balustrade. This would make a wonderful occasional bedroom, playroom, or office space. The room has carpeted flooring.

## REAR GARDEN



The property boasts a large rear garden with stone flagged patio which is perfect for outdoor furniture. Beyond the patio is a long garden which has just been seeded to create a fabulous lawn. The space is enclosed by boundary fencing.

### **AGENTS NOTES:**

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.

## **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**

Paisley Properties 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.

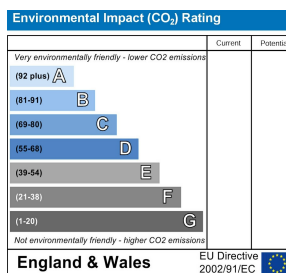
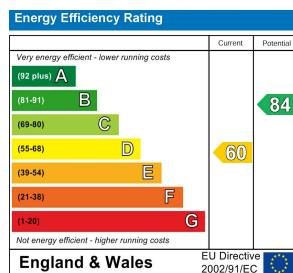
## **PAISLEY MORTGAGES**

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. \*

## **PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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