

104 Huddersfield Road,
Skelmanthorpe HD8 9AS

PCM
£900 PCM



THIS FRESHLY DECORATED THREE BEDROOM TERRACE PROPERTY BOASTS A FRONT AND REAR GARDEN, OFF ROAD PARKING SPACE AND FAR REACHING VIEWS.

AVAILABLE IMMEDIATELY / NO PETS / COUNCIL TAX BAND: B / DEPOSIT £1035 / ENERGY RATING: D

PAISLEY
PROPERTIES

SUMMARY

ENTRANCE HALL

You enter the property through a UPVC door in the entrance hall where there is space to remove outdoor coats and shoes, grey wood effect laminate flooring, a staircase ascending to the first floor landing and a door which leads through to the lounge.



LOUNGE 13'10" max x 13'8" max

This spacious lounge is bright and airy and has alcoves either side of the chimney breast, ideal for free standing furniture items. A modern electric fire sits upon the chimney breast, there is a front facing window which looks out over the garden, a white venetian blind, ceiling light and pale grey wood effect laminate floor underfoot. Doors lead through to the entrance hall and breakfast kitchen.



BREAKFAST KITCHEN 17'1" max x 5'8" max

To the rear of the property is a breakfast kitchen which has space for a table and chairs. The kitchen is fitted with white wall and base units, black work surfaces with matching upstands and a black one and half bowl sink with mixer tap over. There are integrated appliances including single electric oven, four ring electric hob, sleek extractor fan and fridge. There is a rear facing window, fitted with a venetian blind, with far reaching views over rolling hills, spot lighting to the ceiling and pale grey laminate flooring which continues through from the lounge. The property's central heating boiler is located in here and neatly tucked in a wall cupboard are the fuse board and meters. Doors lead through to the lounge, cellar and utility room.





CELLAR

Steps lead down from the kitchen to a handy cellar which provides additional storage for non perishable items.

UTILITY 6'10" max x 3'5" max

A very useful utility room leads off from the kitchen, with plumbing for a washing machine, and a black worktop which offers that extra workspace that is always well received. There is a rear facing window, ceiling light and grey wood effect laminate flooring. A part glazed internal door leads to the breakfast kitchen, and an external uPVC gives access out to the rear of the property.



FIRST FLOOR LANDING

A staircase ascends to the first floor landing which has ceiling lighting, beige carpeted flooring and doors which lead through to the three bedrooms and bathroom.

BEDROOM ONE 9'11" max 10'7" max

This double bedroom is very well proportioned, with ample space for free standing bedroom furniture. The room is located to the rear of the property with a window providing stunning views to Emley Moor Mast, which is fitted with a white blind. There is a ceiling light, carpeted flooring and a door leads through to the landing.



BEDROOM TWO 8'10" max x 9'0" max

With views over the front garden from its window, this second bedroom is another good sized double room with space for freestanding furniture. The room is neutrally decorated, benefits from a white venetian blind, has a ceiling light, carpeted flooring and a door which leads to the landing.

BEDROOM THREE 8'10" max x 7'7" max

The third bedroom offers a built in cupboard/wardrobe over the stairs and has room to accommodate a single bed and accompanying furniture items. There are plenty of alternative uses for this room, including a home office, hobby room or nursery. There is a front facing window, white venetian blind, ceiling light, carpeted flooring and a door leads to the landing.



BATHROOM 6'8" max x 6'6" max

The beautifully designed contemporary bathroom is fitted with a three piece white suite including bath with mixer tap, glazed screen and mains fed shower over, pedestal hand wash basin with waterfall style mixer tap and a low level W.C. The room is partially tiled in decorative wall tiles, has an obscure glazed rear facing window, spot lighting, tiled flooring and a chrome heated towel rail. A door leads to the landing.



FRONT GARDEN

There is a fully enclosed, south facing, front garden with a gorgeous oak porch that immediately catches your eye. A gated stone path leads to the front door and the area to the left is laid with slate, ideal for outdoor furniture, a BBQ, pots and planters.



REAR GARDEN / PARKING

To the rear of the property there is vehicle access and space to park a car off road. This area could alternatively be used as a second low maintenance seating area and has flagged paving, the perfect place to sit and enjoy your surroundings with picturesque views. There is also room to store bins.



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.

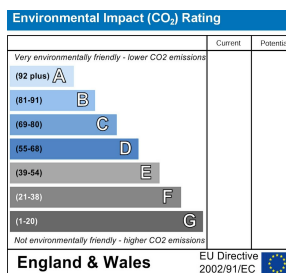
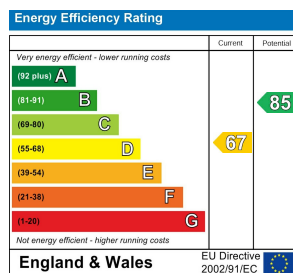
As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

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.



www.paisleyproperties.co.uk

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