20 Tallow Mews Smithy Lane, Skelmanthorpe HD8 9FG

PCM
£575 PCM

THIS ONE BEDROOM FIRST FLOOR APARTMENT IS WELL PRESENTED THROUGHOUT AND COMES WITH A GARDEN AREA, OFF ROAD PARKING SPACE AND IS CONVENIENTLY LOCATED NEAR TO THE VILLAGE CENTRE.

AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS, NO PETS OR SMOKERS, BOND IS £690, COUNCIL TAX BAND A, EPC is C72

PAISLEY
PROPERTIES

ENTRANCE HALLWAY
You enter the property through a decorative part glazed uPVC door into the entrance hallway with doors leading to the breakfast kitchen, lounge, bedroom, bathroom and storage cupboard.

BREAKFAST KITCHEN 9′0″ x 10′0″ approx
This good sized breakfast kitchen is fitted with a range of white wall and base units, contrasting roll top work surfaces, tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. This light kitchen also benefits from an electric oven, four ring gas hob and extractor fan, space for a under counter fridge and freezer, space and plumbing for a washing machine as well as a breakfast bar. The front facing window provides views over the adjoining open space and a door leads to the hallway.

LOUNGE 9′8″ x 13′3″ approx
A spacious living room which offers plenty of space for free standing furniture with a rear facing window which floods natural light into the room and provides views over the adjoining open space. A door leads to the hallway.

BEDROOM 13′3″ x 8′10″ approx
Positioned to the rear of the property with a lovely view out towards Emley Moor Mast from the window, this generous double bedroom enjoys carpeted flooring, a useful built in cupboard which provides wardrobe space and further built in storage options. A door leads to the hallway.

BATHROOM 6′11″ x 6′2″ approx
A good sized bathroom which has a three piece suite comprising of a bath, pedestal hand wash basin and low flush W.C. The bathroom is partially tiled, has an obscure glazed front facing window and vinyl flooring. A door leads to the hallway.

OUTSIDE & PARKING
To the front of the apartment there is a large lawned garden of which the property owns a quarter. There is also an allocated 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.

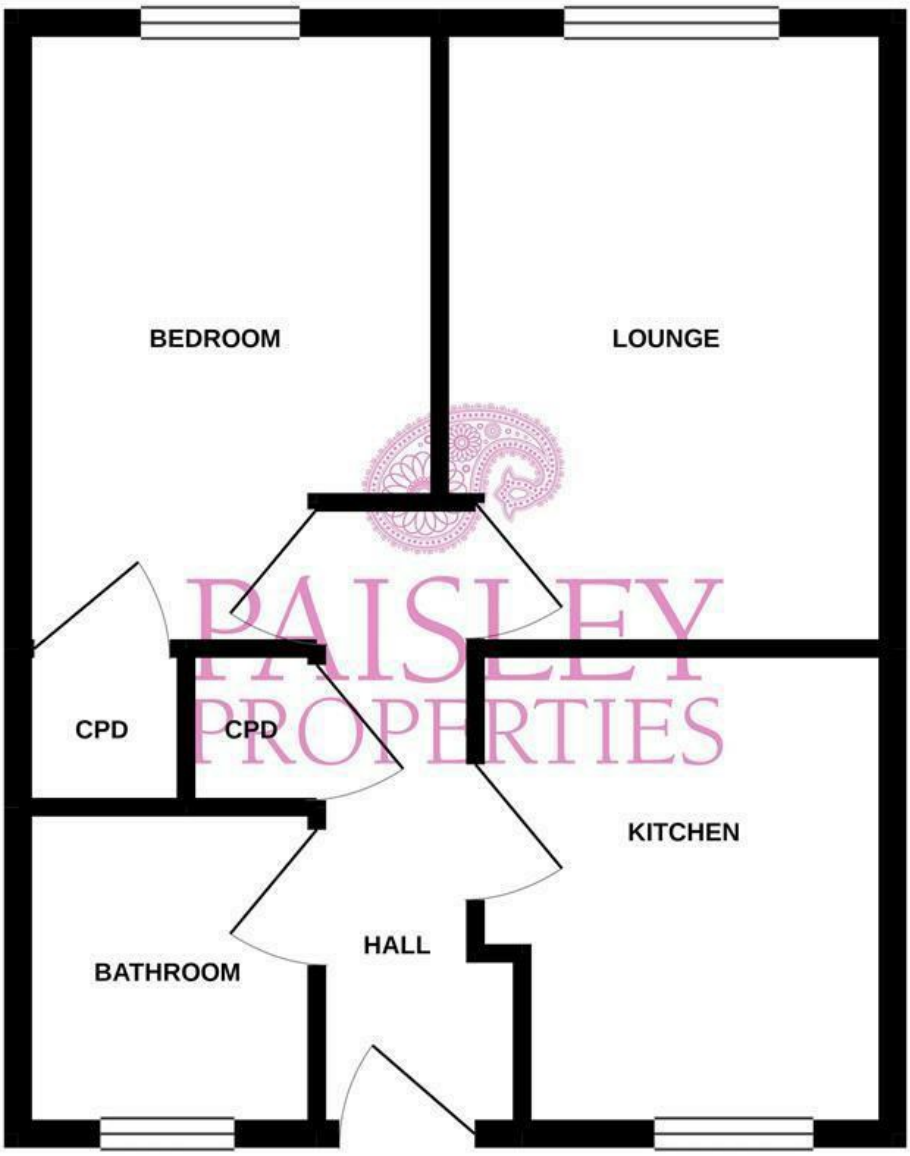
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit 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.

PAISLEY MORTGAGES
Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 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 for a free, no obligation quote or for more information.



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.
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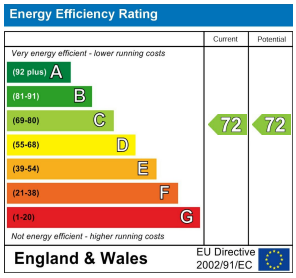

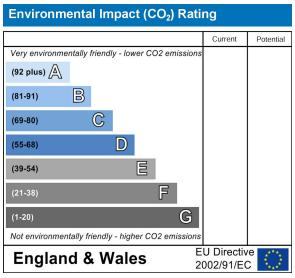

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