21 Woodbine Terrace, Clayton West HD8 9PY

PCM

£800 PCM

NEWLY RENOVATED SPACIOUS TWO BEDROOM INNER TERRACE, ON A QUIET VILLAGE STREET WITH OFF ROAD PARKING AND GOOD SIZED GARDEN.

AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS, BOND IS £920, COUNCIL TAX BAND A, EPC IS D65

PAISLEY PROPERTIES

ENTRANCE
You enter the property through a part glazed uPVC door into the entrance hall, where there is room to remove coats and shoes. There is neutral decor, carpet flooring and a door leads to the lounge and stairs rise to the first floor

LOUNGE 17'6" (max) x 14'9" approx.
This spacious living room has a front facing window overlooking the garden and parking area. The lounge has a lovely cosy feel and a central chimney gives the room a focal point. There is neutral decor, carpeted flooring, pendant lighting and doors lead to the kitchen understairs cupboard and entrance hall

KITCHEN 11'7" x 8'5" approx.
This newly fitted kitchen is fitted with a range of white timber wall and base units, marble effect roll top work surfaces, tiled splash backs and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with extractor hood over and there is space and plumbing for a washing machine and tall fridge freezer. There is a door which gives access to the rear of the property, a side facing window and the room is completed by herringbone effect vinyl flooring, neutral decor and pendant lighting.

FIRST FLOOR LANDING
Stairs ascend from the entrance hall to the first floor landing which has doors to the two bedrooms and house bathroom.

BEDROOM ONE 14'11" x 11'3" approx
This generously sized master bedroom has a newly fitted neutral carpet and a front facing window which overlooks the lovely garden and beyond. There is ample space for freestanding bedroom furniture and a chimney breast with alcoves to either side create further space for items. A door leads to the landing.

BEDROOM TWO 11'8" x 8'7" approx
Another good sized bedroom which also benefits from neutral decor and a new carpet, is located at the rear of the property. There is a rear facing window overlooking the quiet street and a door leads to the landing.

HOUSE BATHROOM 8'6" (max) x 7'10" approx.
Fitted with a three piece white suite including a panelled batH with chrome thermostatic shower over, low level W.C and pedestal hand wash basin. The bath is tiled with decorative grey wall tiles and there is complimentary tile effect vinyl flooring. A front facing obscure glazed window floods the room with natural light and a door leads to the landing.

GARDENS AND PARKING
To the front of the property there is a fantastic garden space which is mainly laid to lawn and also features off road parking for the property. The garden looks out over the local cricket field, which is a lovely outlook especially in spring and summer. To the rear of the property is a small yard

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.

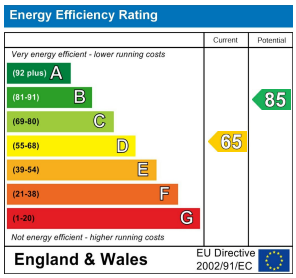
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit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

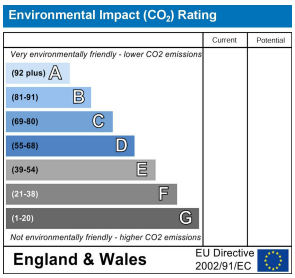
PAISLEY PROPERTIES
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment 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.





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