

88 Ravensknowle Road,
Moldgreen HD5 8BL

PCM
£725 PCM



AVAILABLE AUGUST, UNFURNISHED, NO PETS, NO
SMOKERS, BOND £830, ENERGY RATING E, COUNCIL TAX
BAND A

PAISLEY
PROPERTIES

LOUNGE 16'2" x 14'11" max

You enter through a timber door into this characterful, spacious lounge. The focal points of the room are the multi fuel fire with exposed stone surround and hearth, real wood floors and an alcove that provides plenty of storage space for freestanding furniture. Doors lead through to the utility and to the stairs.

UTILITY/BACK PORCH 6'11" x 7'1" max

This handy space can be accessed from the rear of the property and has ample space to remove coats and shoes, provides great storage space, plumbing for a washing machine and a stone staircase descends to the basement dining kitchen.

BATHROOM 6'5" x 4'8"

Comprising of a three piece white suite including a bath with electric shower over, pedestal hand wash basin, low level W.C, obscure rear facing window and partially tiled walls. Door leads through to the landing.

BEDROOM ONE 14'11" x 8'2" max

Located to the front of the property is this generously proportioned double bedroom, integrated wardrobe and overhead storage, a window overlooks the street scene below and a door leads through to the landing.

BEDROOM TWO 12'0" x 7'1" max

Another neutrally decorated bright double bedroom with space for freestanding furniture, large front window and a door leads through to the landing.

BASEMENT DINING KITCHEN 15'8" x 13'1" max

This sizable dining kitchen has lovely characterful beams, feature fireplace and deep windows. The kitchen area is fitted with a range of wall and base units with contrasting roll top work surfaces, tiled splash-backs and stainless steel sink with mixer tap over. Benefiting from an integrated oven, four ring gas hob and space for fridge freezer. The dining area offers plenty of space for a dining table and chairs and freestanding furniture making this an ideal place to dine and entertain, vinyl flooring underfoot and storage area which houses the boiler.

EXTERNAL

To the front of the property is a paved area with a low stone wall, mature shrubs, space for decorative pots and planters, under-stair storage and steps lead up to the front door. There is off street parking for one vehicle situated at the rear of the property.

PAISLEY

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.

MORTGAGES

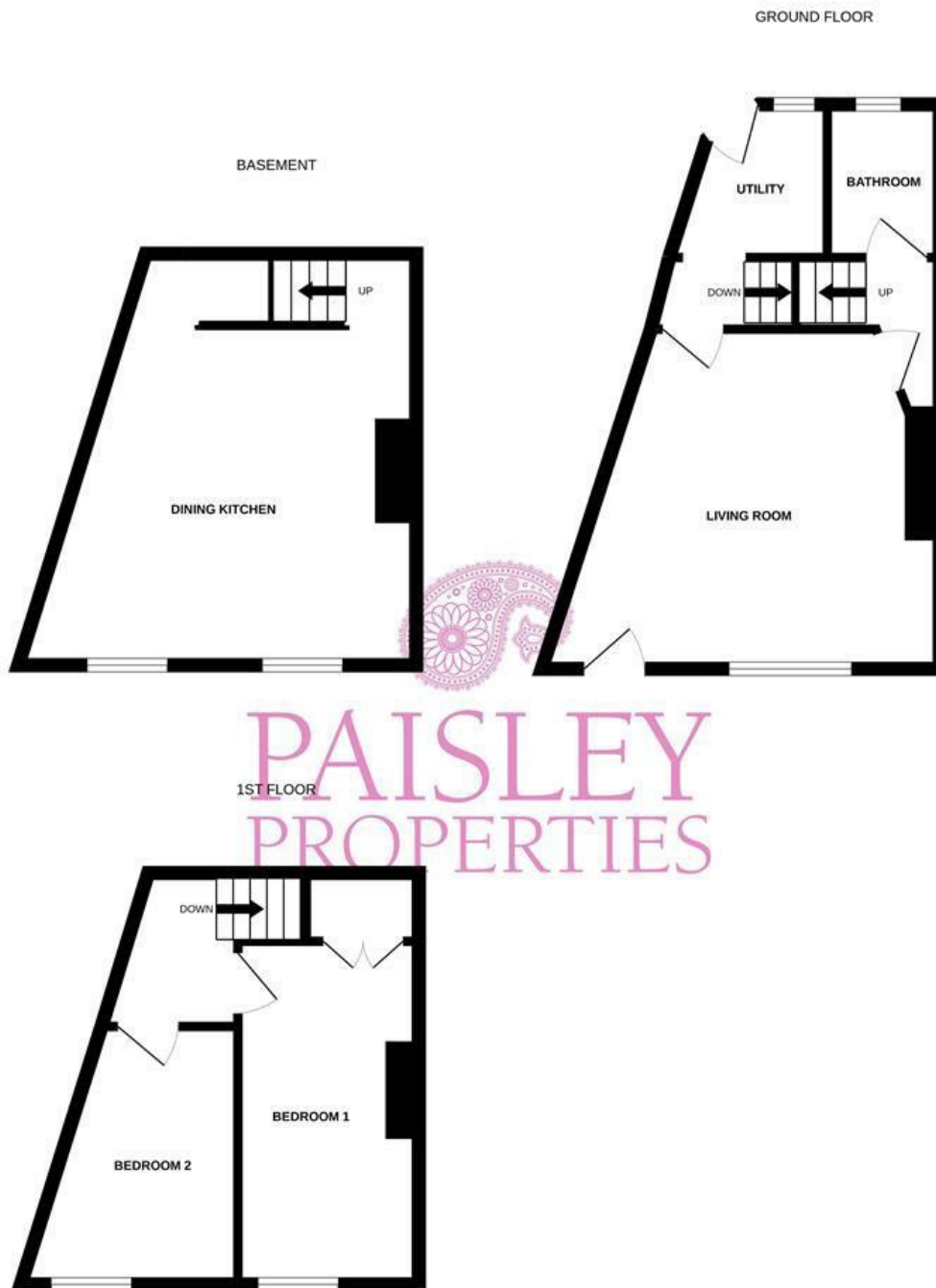
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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).



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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