

Flat 1 Bridge End,  
Rastrick HD6 3DY

PCM  
£1,050 PCM



AVAILABLE IMMEDIATELY, UNFURNISHED, NO PETS, NO  
SMOKERS, BOND £1205, EPC C, COUNCIL TAX BAND C

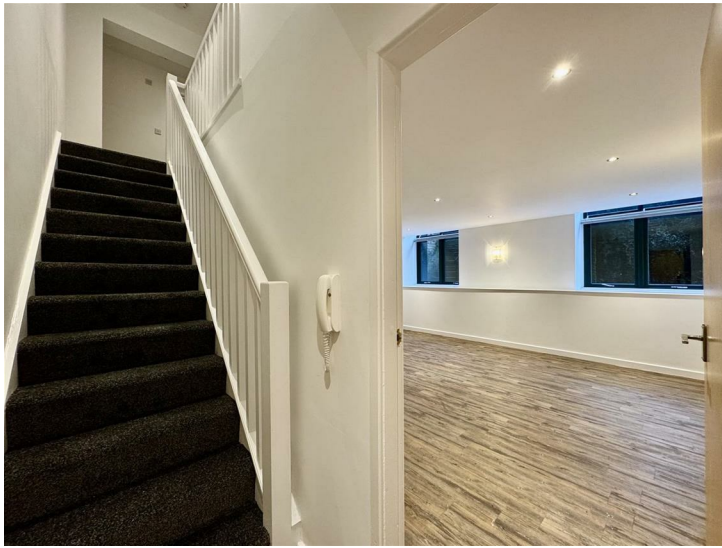
PAISLEY  
PROPERTIES



## ENTRANCE

The property is entered by a communal entrance with key fob access for residents and intercom release for visitors. The apartment is located on the lower ground floor.

## ENTRANCE HALL



You enter through a timber door into the entrance hall which has laminate flooring underfoot, space to remove outdoor clothing and a staircase with a timber balustrade ascends to the first floor landing. A door opens to the open plan living, dining kitchen.

## LIVING ROOM 16'11" max x 15'0" max



This fantastic size living room has ample space for furniture, two windows overlook the courtyard and a good size understairs storage cupboard provides space for household items. Laminate flooring flows underfoot, spotlights adorn the ceiling and an opening leads to the dining kitchen giving a lovely open plan feel. A door leads back to the entrance hall.

## DINING KITCHEN 18'8" max 12'2" max



This neutrally decorated and spacious dining kitchen can easily accommodate a selection of freestanding dining furniture. The modern kitchen is fitted with a range of pale grey and white gloss wall and base units, contrasting work surfaces with tile splashbacks and a stainless steel sink with drainer with mixer tap over. Integrated appliances include a dishwasher, fridge freezer, washing machine, electric oven with four ring electric hob and an extractor fan over. Laminate flooring flows underfoot and spotlights to the ceiling completes the look. A window looks out to the courtyard, and an opening leads to the living room.





## FIRST FLOOR LANDING



A staircase ascends from the entrance hall to the first floor landing which has space for freestanding furniture and doors open to the three bedrooms (one with an ensuite shower room) and the bathroom.

## BEDROOM ONE 12'10" max x 10'7" max



A generous size mezzanine double bedroom with an arched window which has ample space for freestanding furniture. A door opens to the ensuite shower room and back through to the landing.



**EN SUITE SHOWER ROOM 7'3" max x 6'9" max**



Easily accessed from bedroom one is this modern ensuite shower room which comprises of a shower cubicle with glass screen, a wall hung wash basin with mixer tap and a low level W.C. The room is fully tiled with complementary floor tile underfoot and spotlights to the ceiling.

**BEDROOM TWO 11'11" max x 12'10" max**



Another good size mezzanine double bedroom with plenty of space for freestanding bedroom furniture. A door leads to the landing.



**BEDROOM THREE 12'10" max x 6'1" max**



A single mezzanine bedroom or home office for those working remotely having space for a range of furniture. A door leads to the landing.

**BATHROOM 7'5" max x 6'9" max**



This attractive bathroom has is fitted with a white suite including a bath with shower over and glass screen, pedestal hand wash basin and a low level W.C. The room has space for freestanding storage, is fully tiled, has complimentary tiled flooring underfoot and spotlighting to the ceiling. A door leads to the landing.

## EXTERNAL AND PARKING



The apartment benefits from a car park with space for one vehicle with a visitor bay. CCTV is in operation.

## 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).

## 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. \*

## PAISLEY

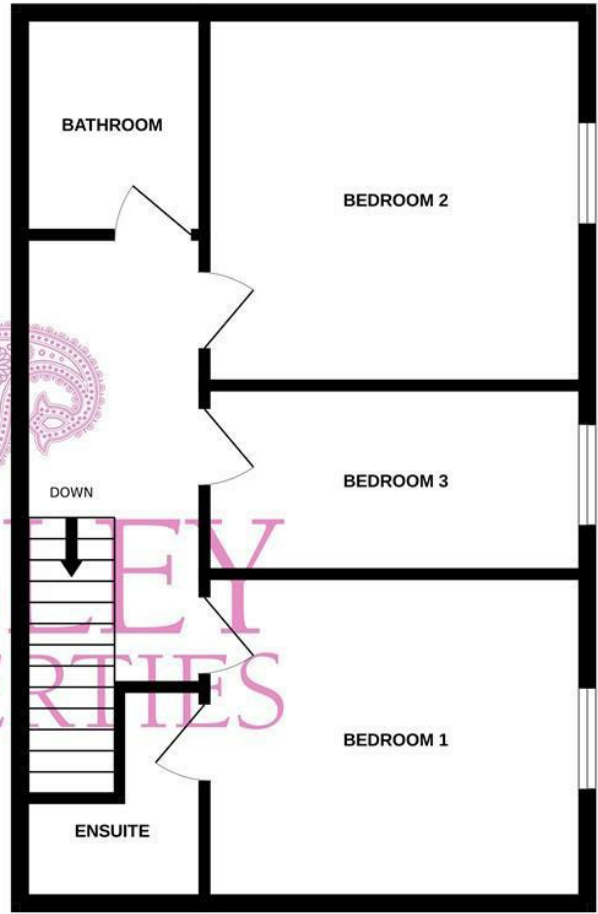
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.



GROUND FLOOR

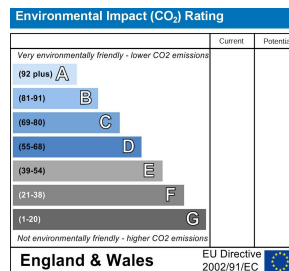
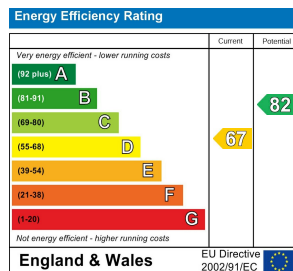


1ST FLOOR



APARTMENT 1

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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