

17 Upperthong Lane,  
Holmfirth HD9 3BE

PCM  
£850 PCM



AVAILABLE NOVEMBER, UNFURNISHED, NO PETS, NO  
SMOKERS, BOND £975, ENERGY RATING C, COUNCIL TAX  
BAND B

PAISLEY  
PROPERTIES



## DINING KITCHEN 17'3" max x 10'5" max



You enter the property through a part glazed composite door into a stunning dining kitchen which is newly fitted with sage wall and base units, complimentary work surfaces with tile upstands and a composite sink with drainer and mixer tap over. Integrated appliances include an electric oven and a four ring electric hob with concealed extractor over. There is space for an undercounter fridge and freezer and plumbing for a washing machine. To the side of the kitchen is space for a dining table and chairs. There are spotlights and exposed beams to the ceiling and laminate flooring underfoot. A window overlooks the patio and a door opens to an understairs storage cupboard ideal for household items. A staircase with a timber balustrade ascends to the first floor landing.



## FIRST FLOOR LANDING

Stairs ascend from the dining kitchen to the first floor landing and doors lead through to the lounge and the house shower room.

### **LOUNGE 10'7" apx x 9'10" apx**



This nicely presented reception room has space for living room furniture and a large window which gives a lovely view over the rear patio and far reaching views beyond. A glazed door leads to the landing.

### **SHOWER ROOM 7'7" apx x 3'10" apx**



This attractive shower room comprises of a white three piece suite including a double shower with sliding glass screen, a corner pedestal hand wash basin with mixer tap and a low level W.C. The bathroom is fully tiled with complimentary tile floor underfoot, has a chrome towel radiator, obscure glazed rear window and a door which leads to the landing.

### **SECOND FLOOR LANDING**

Stairs ascend from the first floor landing to the second floor and doors open to the two bedrooms.



**BEDROOM ONE 10'5" apx x 9'0" apx**



A neutrally decorated double bedroom with space for bedroom furniture and fantastic far reaching views over the Holme valley from its window. A door leads to the landing.

**BEDROOM TWO 8'6" max x 6'8" max**



A bright single bedroom with space for furniture a useful bulk head hanging rail and a window overlooking a country lane. A door leads to the landing.



## EXTERNAL AND PARKING



To the front of the property is a fenced patio garden with ample space for garden furniture and an ideal area for outdoor dining.

There is on street parking nearby.

## VIEW





## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

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.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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.

## **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**

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.

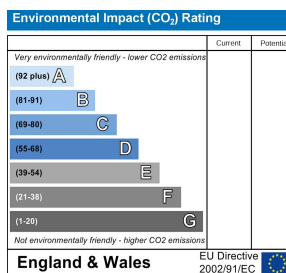
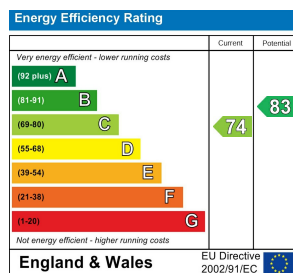
## **MORTGAGES**

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. \*



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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