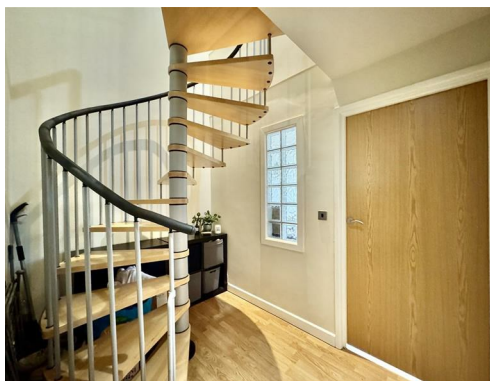


Flat 15 Bridge End,  
Rastrick HD6 3DY

PCM  
£750 PCM



AVAILABLE MAY, UNFURNISHED, NO SMOKERS, BOND  
£860, ENERGY RATING C, COUNCIL TAX BAND A

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 ground floor.

## ENTRANCE VESTIBULE 9'6" max x 6'5" max



You enter through a timber door into a welcoming entrance vestibule which has space for freestanding storage, a feature block glass panel window and a spiral staircase ascends to the bedroom. Laminate flows underfoot, spotlights adorn the ceiling and a door opens to the living dining kitchen.

## LIVING DINING KITCHEN 16'6" max x 16'0" max



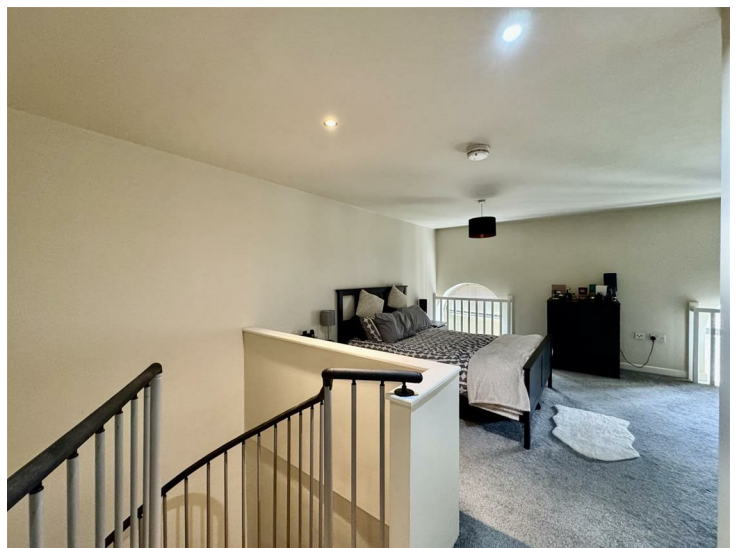
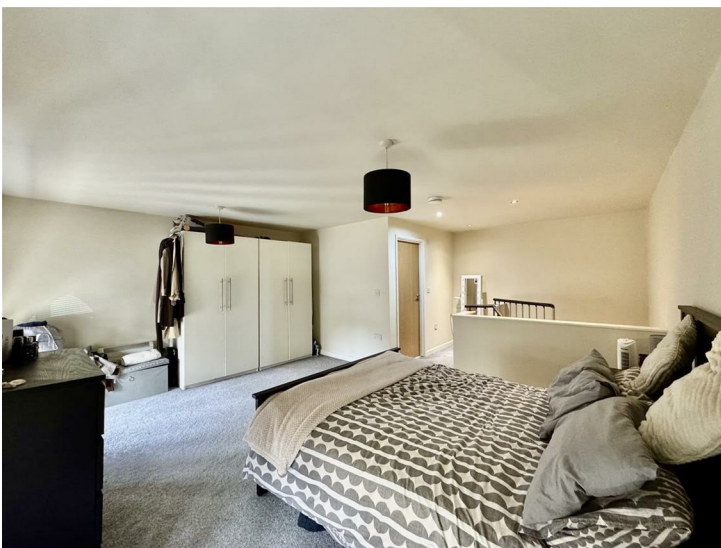
This neutrally decorated and spacious open plan living dining kitchen is flooded with natural light through the windows and can easily accommodate a selection of freestanding living and dining furniture. The modern kitchen is fitted with a range of timber effect wall and base units, contrasting work surfaces with matching upstands and a stainless steel sink with drainer with mixer tap over. Integrated appliances include a 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 door opens to the through to the entrance vestibule.



**BEDROOM 19'10" max x 16'6" max**



A generous size double bedroom which has ample space for freestanding furniture, arched windows and a door leads through to the bathroom. A spiral staircase descends to the entrance vestibule.



## BATHROOM 6'9" max x 5'11" max



This attractive bathroom is fitted with a white suite including bath with shower over and glass screen, pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled, has complimentary tiled flooring underfoot, spotlighting and a door leads to the bedroom.

## EXTERNAL AND PARKING



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

## 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).

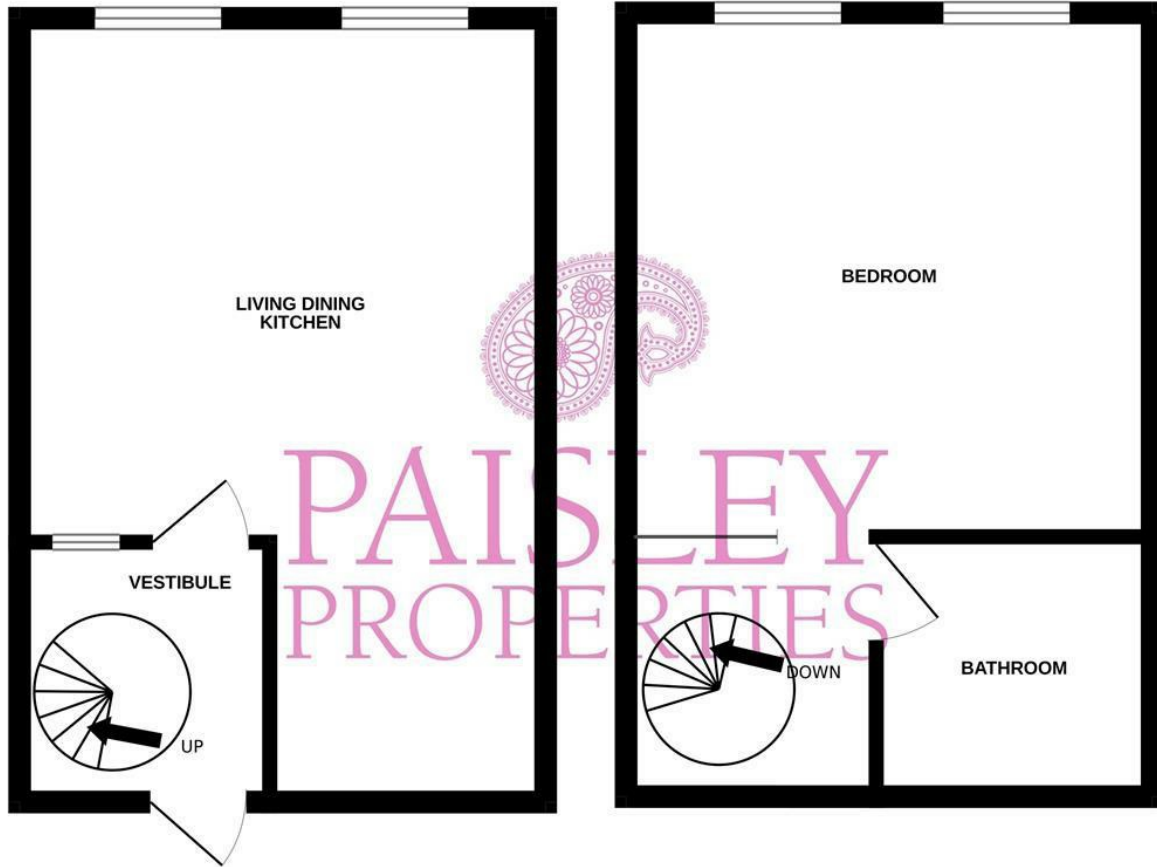
## **MORTGAGES**

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. \*

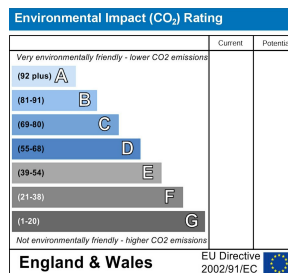
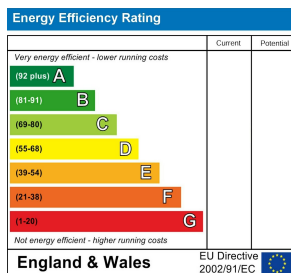
1ST FLOOR

2ND FLOOR



APARTMENT 15

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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