Flat 23 Bridge End, Brighouse HD6 3DY

PCM
£825 PCM













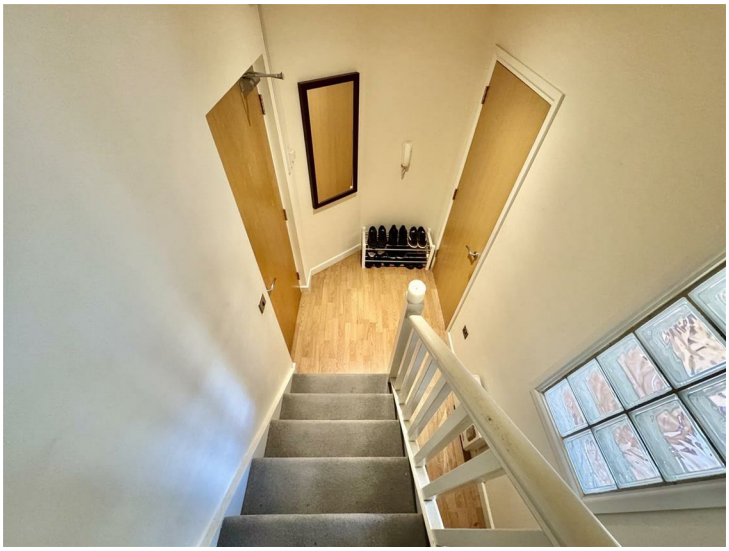


AVAILABLE DECEMBER, UNFURNISHED, NO SMOKERS,
BOND £950, ENERGY RATING C, COUNCIL TAX BAND B

PAISLEY
PROPERTIES

MAIN ENTRANCE
The property is entered by a communal entrance with key fob access for residents and intercom release for visitors. There is a lift and the apartment is located on the first floor.

ENTRANCE HALLWAY




You enter the property through a timber door into the welcoming entrance hallway with space to remove and store outdoor clothing. A feature block glazed window allows light to flow through, laminate flows underfoot and there are spotlights to the ceiling. Stairs with a timber balustrade ascend to the first floor landing and a door leads through to the living, dining kitchen.

LIVING DINING KITCHEN 24'8" max x 14'7" max



This neutrally decorated and spacious open plan living dining kitchen is flooded with natural light through four feature arch 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 up-stands and a stainless sink with drainer with mixer tap. Integrated appliances include a dishwasher, fridge freezer, washing machine, electric oven oven with 4 ring electric hob and an extractor fan over. Laminate flooring flows underfoot and spotlights to the ceiling completes the look. Doors lead through to the W.C and back through to the entrance hallway.





GROUND FLOOR W.C 4'11" apx x 2'9" apx
Accessed from the living space this handy ground floor W.C comprises of a wall hung hand wash basin with a mixer tap and a low level W.C. There is laminate flooring underfoot.

FIRST FLOOR LANDING
Quarter landing stairs with a white wooden balustrade ascends from the entrance hallway to the first floor landing with space for freestanding storage and doors lead through to the two double bedrooms and bathroom.

BEDROOM ONE 12'9" max x 9'2" max




A generous size double bedroom which has space for freestanding bedroom furniture, a Velux window and a door leads through to the landing.

BEDROOM TWO 9'8" max x 8'4" max




Another good size double bedroom or home office for those working remotely. Having space for a range of furniture and a Velux window. A door leads through to the landing.

BATHROOM 6'4" max x 6'2" max





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

EXTERNAL AND PARKING





The apartment benefits from a car park, CCTV in operation and having parking for one vehicle with visitor bays.

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. 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.

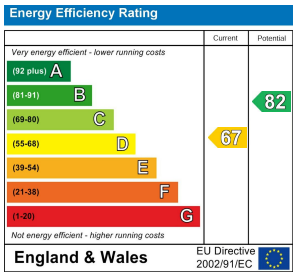
As of the 1st May 2026 all tenancies will be Assured Periodic Tenancies. These have fully replaced any Assured Shorthold Tenancies.

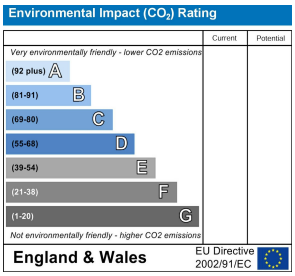
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

PAISLEY 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.

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. *





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