

32 Brook Street,
Moldgreen HD5 9DB

PCM
£875 PCM



AVAILABLE SEPTEMBER, UNFURNISHED, NO PETS, NO
SMOKERS, BOND £1005, COUNCIL TAX BAND A, ENERGY
RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter through a composite part glazed door into this spacious entrance hallway which really does set the scene for the accommodation on offer. With ample space to remove outdoor clothing and featuring high ceilings, a characterful archway with stairs ascending to the first floor landing and doors lead through to the lounge and dining room.

LOUNGE 12'5" x 12'0"

This light and airy room is packed with charming features including coving and high ceilings. There is a decorative stone fireplace with electric fire. Alcoves either side of the chimney breast offer further space for freestanding items and a large front facing window overlooks the pretty front garden and street scene beyond. Laminate flooring completes the room and a door leads to the entrance hallway.

DINING KITCHEN 16'7" x 16'0" max

This spacious dining kitchen provides plenty of space to house a table and chairs, perfect for entertaining friends and family. The kitchen is fitted with modern white gloss wall and base units, contrasting roll top work surfaces, metro tile splash backs and a stainless steel sink and drainer with mixer tap. There is an integrated electric oven and four ring electric hob which sit underneath an extractor fan. Two rear facing windows look out over the garden, vinyl flooring flows underfoot and doors lead to the entrance hallway, cellar head and an external door which opens out onto the patio.

CELLAR 13'4" x 9'3" max

Accessed by stone steps from the kitchen is this good size cellar with power, electric and venting for a tumble drier. An original stone slab table and inset shelving making this an ideal space for extra utility space and for storage.

FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the entrance hallway to the first floor landing which has a rear facing window. Doors lead to two double bedrooms, shower room, separate W.C and a staircase which leads to bedroom three.

BEDROOM ONE 12'0" x 10'4"

This generous double bedroom offers plenty of space for free standing furniture. Characterful beams to the ceiling, a rear facing window providing rooftop views and a door which leads onto the landing.

BEDROOM TWO 13'5" x 9'2"

Positioned to the front of the house with a window overlooking Brook Street is this second well proportioned double bedroom with characterful beams. There are built in floor to ceiling storage cupboards, space for freestanding furniture and a door which leads onto the landing.

SHOWER ROOM 6'10" x 5'1"

This modern shower room is fitted with a three piece white suite, including a shower with glass cubicle, pedestal hand wash basin and a low level W.C. The room has partial splashboard to the walls and laminate flooring underfoot, a front obscure glazed rear window and a door leads onto the landing.

SEPARATE W.C 5'6" x 2'7"

This handy space is accessed from the landing and comprises of a low level W.C and pedestal hand wash basin, a spotlight to the ceiling and vinyl flooring completes the look.

BEDROOM THREE 17'5" x 14'6"

Steps lead from the first floor landing up to this superb additional room. Offering a variety of different uses this could be a great size bedroom, hobby room or home office. There are three velux windows allowing natural light to flood the space, under eaves storage and lovely rooftop and countryside views beyond.

REAR GARDEN

To the rear there is an enclosed patio garden with space for a timber outbuilding and ideal for garden furniture, with a timber gateway which leads onto the lane at the back.

EXTERNAL FRONT

This attractive stone fronted property has a lovely fence enclosed pebbled garden to the front with space to sit out and for colourful pots/planters. A pathway leads up to the front door.

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.

LETTINGS INFORMATION

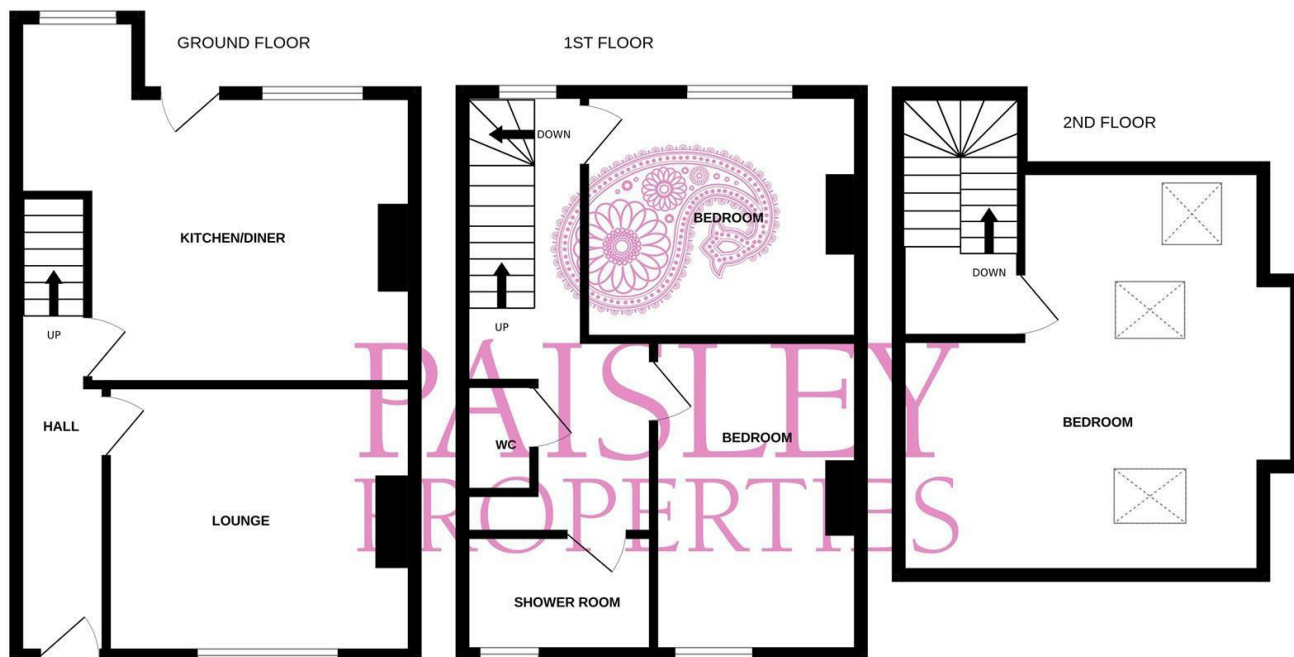
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal 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.

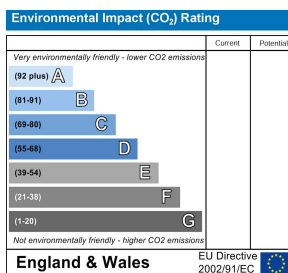
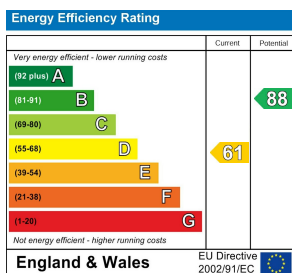
As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We will 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). If pets are allowed in the property then an increased deposit may be required.



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.
Made with Metropix ©2023



www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

PAISLEY
PROPERTIES