

**Flat 36 Broomfield House
Broomroyd,**

**PCM
£550 PCM**



**AVAILABLE FROM JULY, UNFURNISHED, NO SMOKERS,
BOND £630, ENERGY RATING C, COUNCIL TAX BAND A**

**PAISLEY
PROPERTIES**

ENTRANCE

The property is entered by a communal entrance with key access for residents and intercom release for visitors.

ENTRANCE HALL

You enter through a timber door into the entrance hall which has space to remove outdoor clothing. Doors open to the living room, bedroom and bathroom.

LIVING ROOM 17'1" max x 14'2" max



This generous size living room has sloped ceilings and ample space for freestanding furniture. A window offers pleasant far reaching views and an opening leads through to the dining kitchen. A door opens to the entrance hall.

DINING KITCHEN 11'6" max x 8'1" max



This modern kitchen has a range of pale grey gloss wall and base units, contrasting work surfaces with a tile splash and a stainless steel sink. There is space for a freestanding cooker, undercounter fridge and freezer and plumbing for a washing machine. There is space for a small table and chairs. A Velux window allows light to flow through the space, Vinyl flooring flows underfoot and an opening leads to the living room.

BEDROOM 15'6" max x 9'5" max



A nicely presented double bedroom with a view over the grounds and countryside beyond. There is space for bedroom furniture and a door opens to the entrance hall.



BATHROOM 9'8" max x 4'0" max



The bathroom comprises of a white three piece suite including a bath, vanity hand basin and a low flush W.C. There is vinyl flooring underfoot and a Velux window. A door leads to the entrance hall.

EXTERNAL AND PARKING



The property benefits from well maintained communal grounds and parking.

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).

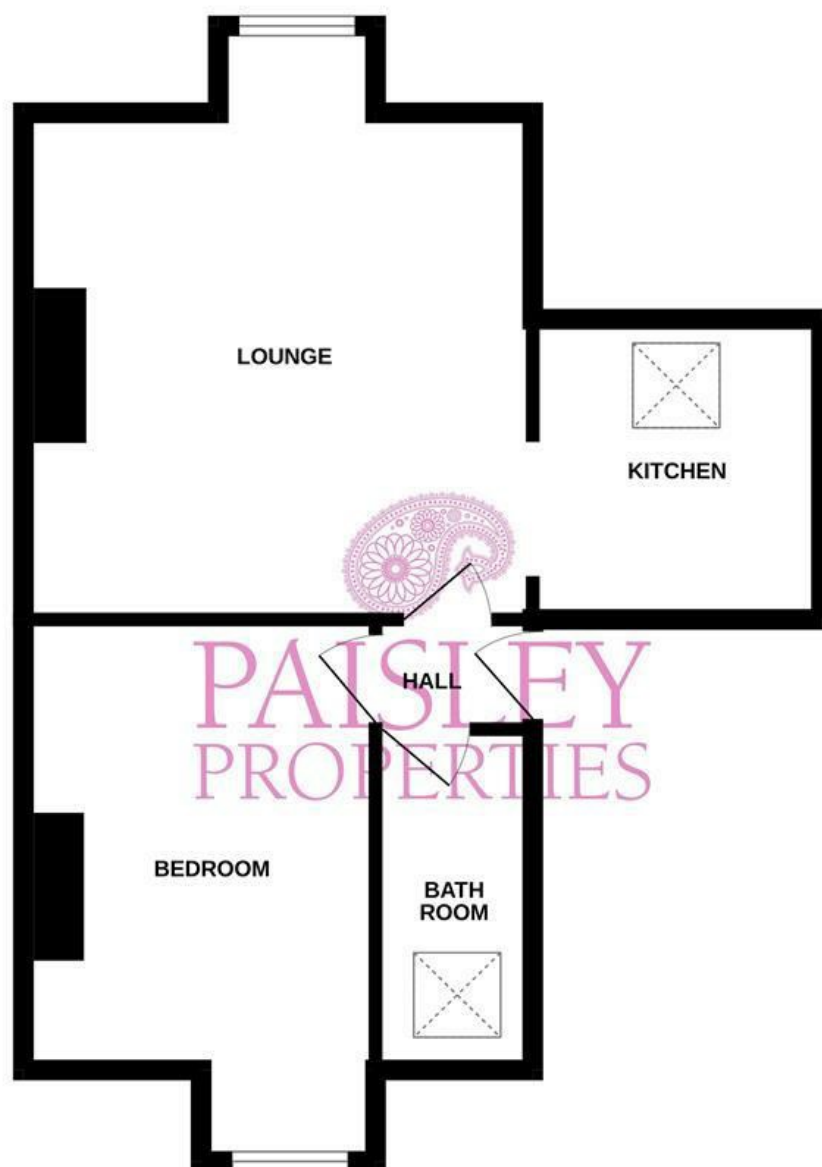
PAISLEY PROPERTIES

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. *



FLAT 36

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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