29 Greenhill Bank Road, New Mill HD9 1LU

PCM
£875 PCM

AVAILABLE AUGUST, WELL PRESENTED AND SPACIOUS TWO DOUBLE BEDROOM THREE STOREY REAR TERRACE WITH PATIO GARDEN AND ELEVATED VIEWS IN POPULAR VILLAGE, UNFURNISHED,NO SMOKERS, BOND £1009, EPC RATING: E, COUNCIL TAX BAND: A

PAISLEY
PROPERTIES

HALLWAY
You enter the property through a Upvc double glazed door into this welcoming hallway with space for hanging, staircase to first floor and door to living room.

LIVING ROOM 14'11 x 12'9 maximum
Positioned to the front of the property this is a bright and spacious yet cosy living room with generous space for freestanding furniture, feature exposed stone inglenook fireplace, Upvc double glazed front window, useful understairs store and door to kitchen.

KITCHEN 13'11 x 5'6 apx
Positioned to the rear, just off the living room and being fitted with a comprehensive range of modern shaker style wall and base units with contrasting granite effect work surfaces, brick tiled splashbacks, inset single drainer sink unit, slot in gas cooker with four ring hob and extractor hood over, plumbing for washing machine, space for fridge freezer and wood effect flooring flows underfoot.

FIRST FLOOR LANDING
Stairs ascend to the first floor landing having spindled balustrade and further staircase to second floor.

BEDROOM TWO 10'0 x 8'5 maximum
Positioned to the front this is a well proportioned second double bedroom being neutrally decorated and having double glazed leaded window to the front elevation with far reaching views.

DRESSING ROOM/ STUDY 10'0 x 6'2 apx
Positioned to the rear, whilst not having natural light this is a good sized additional space ideal as a generous dressing room, home office or store with glazed door leading to landing.

WC 7'9 x 2'1 apx
A useful addition, positioned to the front and furnished with a two piece modern white suite with contrasting decor comprising a low level w.c, pedestal hand wash basin and double glazed frosted window to the front.

SECOND FLOOR
Stairs ascend to the top floor landing space having spindled balustrade and glazed doors to bedroom one and family bathroom.

BEDROOM ONE 14'9 x 9'7 maximum
Positioned to the front this is a very generous double bedroom with ample space for free standing furniture, double glazed leaded window to the front, again with pleasant views and glazed door to landing.

FAMILY BATHROOM 7'7 x 6'8 apx
Positioned to the front, being of a good size and furnished with a three piece white suite with fully tiled surround and tiled flooring underfoot, comprising a low level w.c, fitted wash basin with vanity unit beneath, panelled bath unit with shower over and fitted screen and double glazed frosted window.

OUTSIDE & PARKING
The property is nicely positioned to the rear, away from the roadside and accessed by a shared passage. Having on street parking available to the roadside and gated access to a generous paved garden with fenced boundaries.
Please note that there is pedestrian access over the garden and access for this property over a neighbouring garden.

VIEWS

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. *

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.

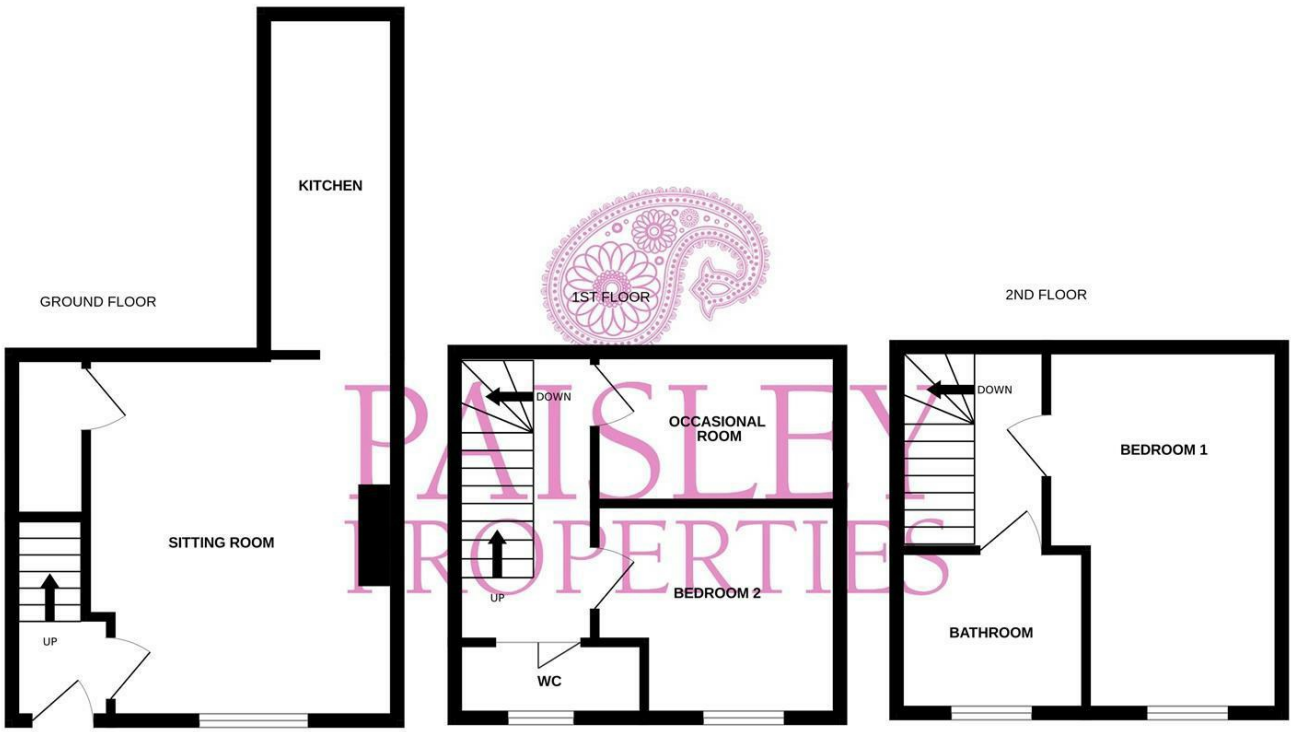
Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. We do not allow smoking in any of our properties.

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.



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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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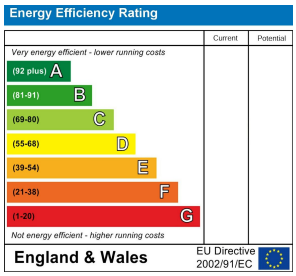

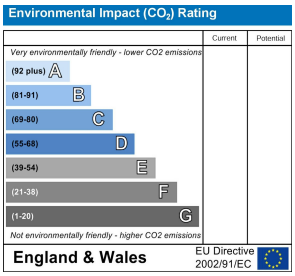

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