

14 Grosvenor Way,
Lepton HD8 0HD

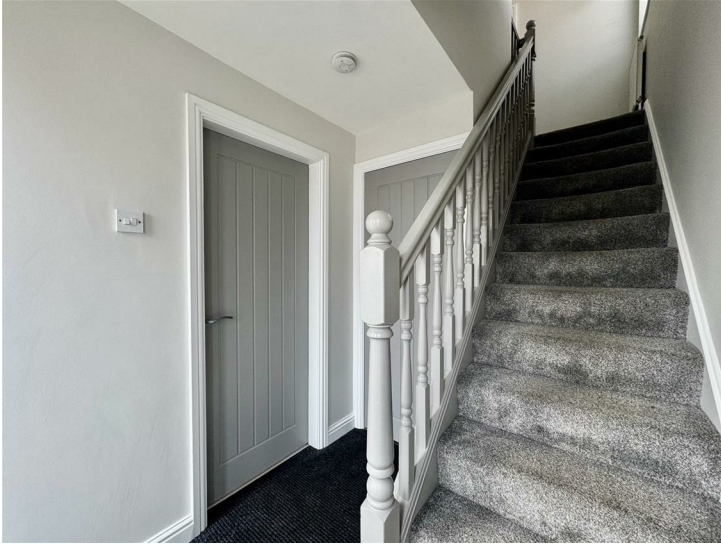
PCM
£925 PCM



AVAILABLE JULY, UNFURNISHED, NO SMOKERS,
BOND £1060, EPC D, COUNCIL TAX BAND B

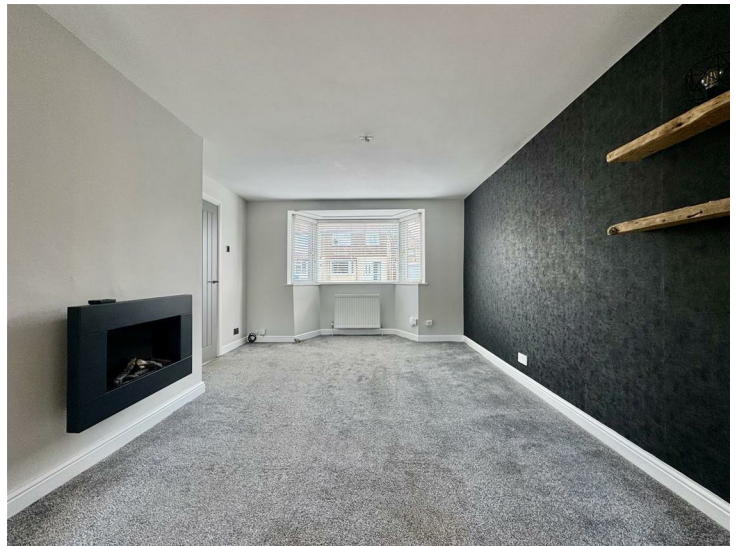
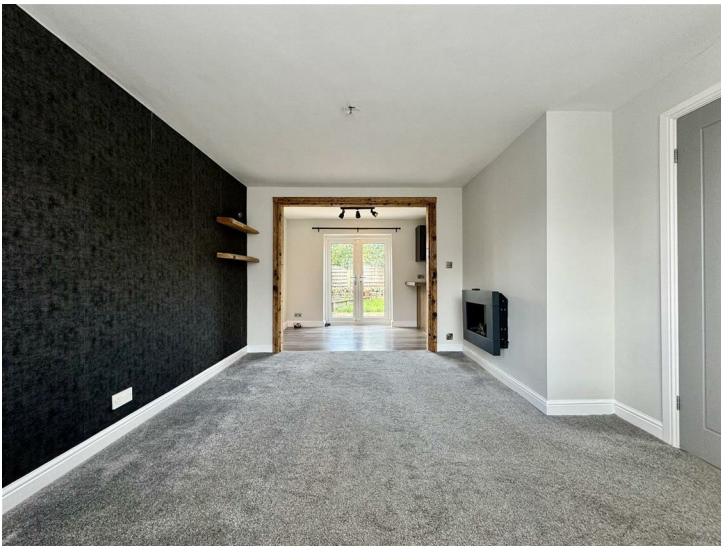
PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a part glazed composite door into this welcoming entrance hallway which has plenty of space to remove your coats and shoes on arrival. A large cupboard provides excellent storage space for household items, a staircase rises to the first floor and a door opens to the lounge.

LOUNGE 11'4" max x 12'9" max



This beautifully presented living room has ample space for freestanding furniture and has a large bay window which allows natural light to fill the space. There is tasteful decor, a wall mounted fireplace creates a great focal point and chunky timber beams add a dash of character. The room opens to the dining kitchen allowing a lovely open plan feel and a door leads to the entrance hallway.

DINING KITCHEN 17'7" max x 8'4" max



Spanning the rear of the property, this stylish dining kitchen is fitted with a range of grey wall and base units, contrasting work surfaces with matching up-stands, and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob, fridge, freezer, dishwasher and microwave and a breakfast bar provides space for informal dining. A rear facing window overlooks the pretty garden, to one end of the room there is space for a family dining table and chairs and laminate flooring completes the room. Patio doors open onto the garden, an external door leads out to the side and an opening leads back to the lounge.

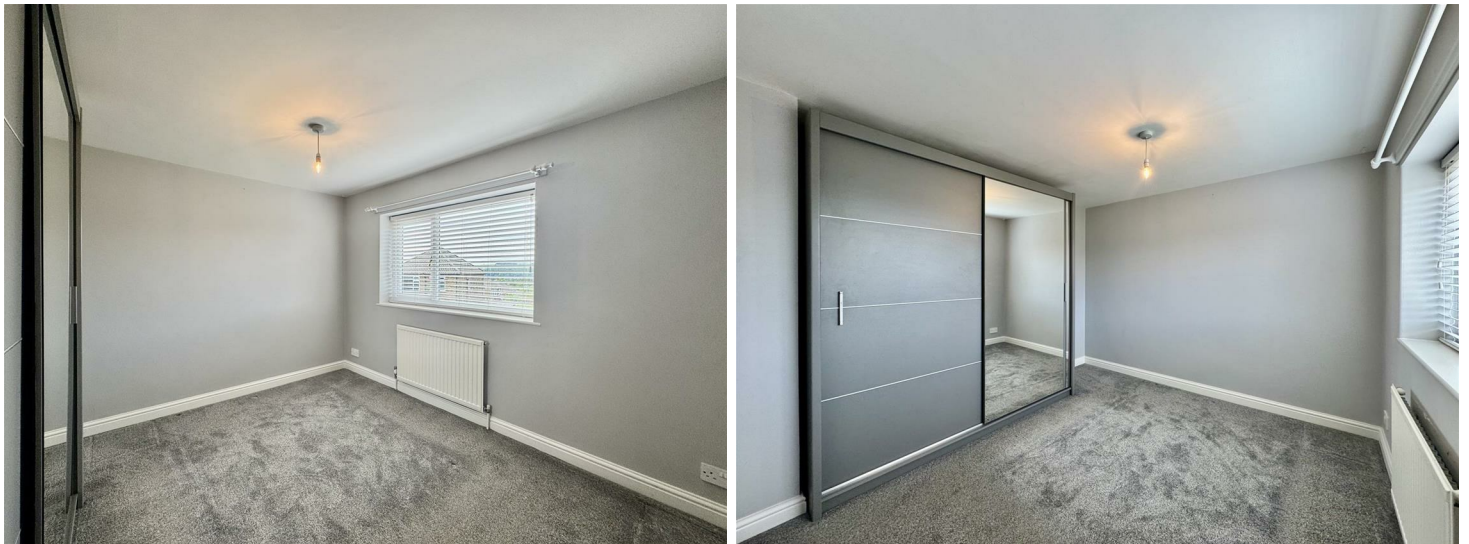


FIRST FLOOR LANDING



Stairs ascend from the entrance hall to the first floor landing which has a side facing window and doors to the three bedrooms and house bathroom. A large loft hatch provides access into the loft space.

BEDROOM ONE 10'3" max x 11'2" max



Situated to the rear of the property with a lovely view over towards Castle Hill from its window, this superb double bedroom has a fitted wardrobe to one wall and still has plenty of space for further bedroom items. A door leads to the landing.

BEDROOM TWO 8'7" max x 6'1" max



A charming single room located to the front of the property with a view over the peaceful street from its window. There is ample space for bedroom items, steps lead up to the attic room and a door leads to the landing.

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



Another good sized single bedroom which is currently used as a child's bedroom but could alternatively make a great home office or hobby room if desired. A front facing window provides the same street views as bedroom two and a door leads to the landing.

HOUSE BATHROOM 6'1" max x 5'3" max



This modern house bathroom is fitted with a three piece suite including a bath with shower over, low level W.C and pedestal hand wash basin. The room is fully tiled with attractive, neutral wall tiles, there is complimentary vinyl flooring, spot lights to the ceiling and a rear facing window floods the room with light. A door leads to the landing.

ATTIC ROOM 10'1" max x 12'9" max



Steps ascend from bedroom two to this versatile room which could be used as a home office, play room or snug if required. A large Velux window provides a great view over nearby fields.



REAR GARDEN



To the rear of the property there is a wonderful enclosed garden which has a large patio area adjoining the property followed by a lawn and raised flowerbed which adds a splash of colour. A timber gate provides access out to the side of the property.



FRONT/PARKING AND GARAGE



To the front of the property there is a low maintenance parking area which can easily accommodate multiple vehicles. The driveway runs up the side of the property to a detached single garage which has an up and over door, power and light.

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).

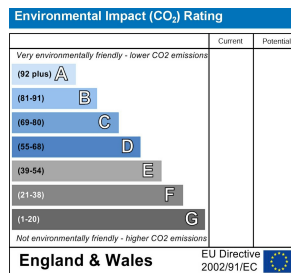
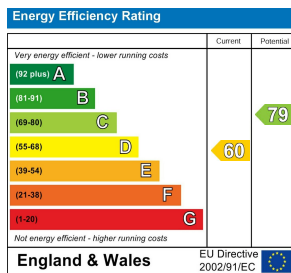
PAISLEY PROPERTIES

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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