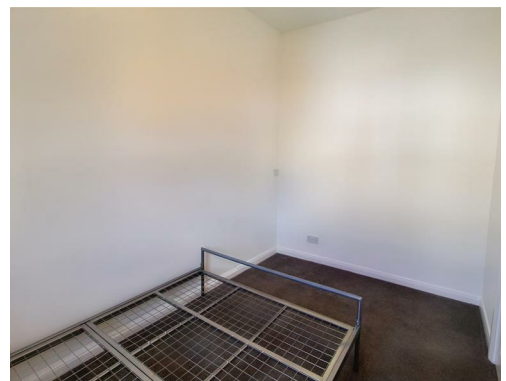


47 Watercroft,  
Almondbury HD5 8UT

PCM  
£700 PCM



AVAILABLE FROM OCTOBER FULLY FURNISHED, PETS  
CONSIDERED, NO SMOKERS, COUNCIL TAX BAND A, BOND  
£805, ENERGY D65

PAISLEY  
PROPERTIES

## **ENTRANCE HALLWAY**

You enter the property through a UPVC part glazed door into the bright and welcoming entrance hallway, stairs ascend to the first floor landing and a door leads through to the lounge.

## **LOUNGE 11'9" x 9'9"**

Positioned to the front of the property is this neutrally decorated lounge with space for freestanding living room furniture and a door leads through to the dining kitchen.

## **DINING KITCHEN 12'9" x 8'5"**

Positioned off the lounge is the modern dining kitchen with timber wall and base units, roll top work surfaces with tile splash backs and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven and four ring gas hob with extractor fan above, fridge and freezer, space for a tumble dryer and plumbing for a washing machine. To the side of the kitchen is space for a table and chairs. A large rear facing window lets in lots of natural light, vinyl flooring underfoot completes the room and a door leads through to the understairs storage cupboard ideal for household items. A glazed external door leads out to the rear courtyard.

## **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing with loft hatch and doors lead through to two double bedrooms and the house shower room.

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

Situated at the front of the property with two front facing windows with a view of the street scene below is this neutrally decorated double bedroom with space for freestanding furniture and a door leads through to the landing.

## **BEDROOM TWO 10'8" x 6'9"**

Another double bedroom located to the rear of the property with space for freestanding furniture and a door leads to the landing.

## **SHOWER ROOM 5'3" x 4'4"**

This attractive shower room comprises of a white three piece suite with pedestal hand wash basin, low flush W.C and corner shower with glass screen. Having practical shower board to the walls, vinyl flooring underfoot and a door leads to the landing.

## **REAR COURTYARD**

Accessed through the kitchen is a courtyard with space for garden furniture, pots and planters.

## **EXTERNAL FRONT**

To the front of the property is space for pots, planters and across the road is a communal garden area, the sky dish is now removed.

## **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.

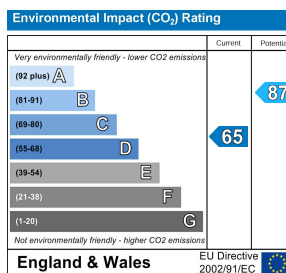
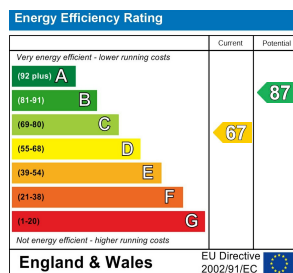
## **PAISLEY**

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.

## **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. \*



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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Almondbury, HD5 8RX  
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