

117 Northgate,  
Almondbury HD5 8US

PCM  
£800 PCM



AVAILABLE MARCH, UNFURNISHED, PETS CONSIDERED,  
NO SMOKERS, BOND £920, ENERGY RATING D, COUNCIL  
TAX BAND A

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY**

You enter the property into a light and airy hallway with laminate flooring underfoot, space to remove outdoor clothing and a handy understairs storage cupboard ideal for household items. Stairs with a timber balustrade ascend to the first floor landing. A door opens to the rear hall.

### **REAR HALL 6'4" x 5'2" max**

The rear hallway provides space for freestanding storage if required and an external door opens to the raised patio area.

### **FIRST FLOOR LANDING**



The first floor landing is neutrally decorated with a feature glazed stairwell and access out to the properties balcony which has space for a bistro set and pleasant views over Almondbury Village. Laminate flooring flows underfoot and recently fitted oak doors open to the lounge, kitchen and bathroom. Stairs ascend to the second floor landing.

### **LOUNGE 15'5" x 10'7" max**



This good size reception room has a large front facing window giving views over the Village below. There is space for freestanding living room furniture, laminate flooring underfoot completes the look and an oak door opens to the landing.

### **KITCHEN 14'1" x 8'0" max**



Located at the rear of the property is this stylish and recently fitted kitchen which has dark grey gloss wall and base units, contrasting roll top work surfaces with tile splashbacks and a stainless steel sink and drainer with mixer tap over. The kitchen benefits from new integrated appliances such as a four ring induction hob with extractor fan over and an electric oven. There is space for a fridge freezer, plumbing for a washing machine and dishwasher if desired. A large rear facing window gives roof top and far reaching countryside views. There is laminate flooring underfoot and an oak door opens to the landing.

### **BATHROOM 8'2" x 4'6" max**



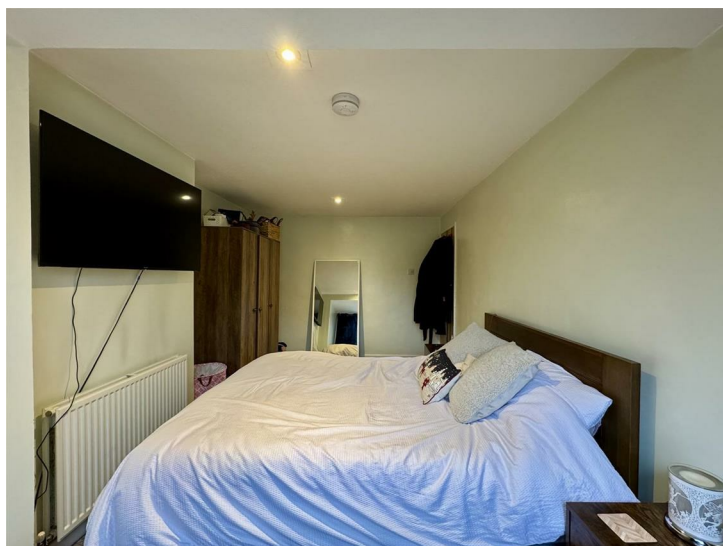
Again recently fitted, the bathroom comprises of a white three piece suite including a bath with electric shower over and glass screen, vanity hand wash basin with mixer tap and a low level W.C. The bathroom is partially tiled, has a ladder towel radiator and tile flooring underfoot. There is a large rear facing obscure glazed window and a sliding oak door which leads to the landing.

## SECOND FLOOR LANDING



This bright and spacious second floor landing provides far reaching views from its window and provides space for an office space or for freestanding furniture if desired. An under eaves store room provides ample space for storage and oak doors open to two double bedrooms.

### BEDROOM ONE 15'9" x 9'6" max



A generous double bedroom with village views and ample space for freestanding bedroom furniture. An oak door opens to the landing.

## **BEDROOM TWO 12'4" x 9'3" max**



Another neutrally decorated double bedroom with space for bedroom furniture and a walk in wardrobe/storage space. A hatch gives ladder access to a loft which is carpeted and has power and lighting. An oak door opens to the landing.

## **EXTERNAL REAR AND PARKING**



To the rear of the property is a raised patio area ideal for sitting out or for pots/planters. Stone steps with a wrought iron gate descend to a driveway which offers space for a timber outbuilding if desired and parking for one vehicle.

## EXTERNAL FRONT



## 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 may 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).

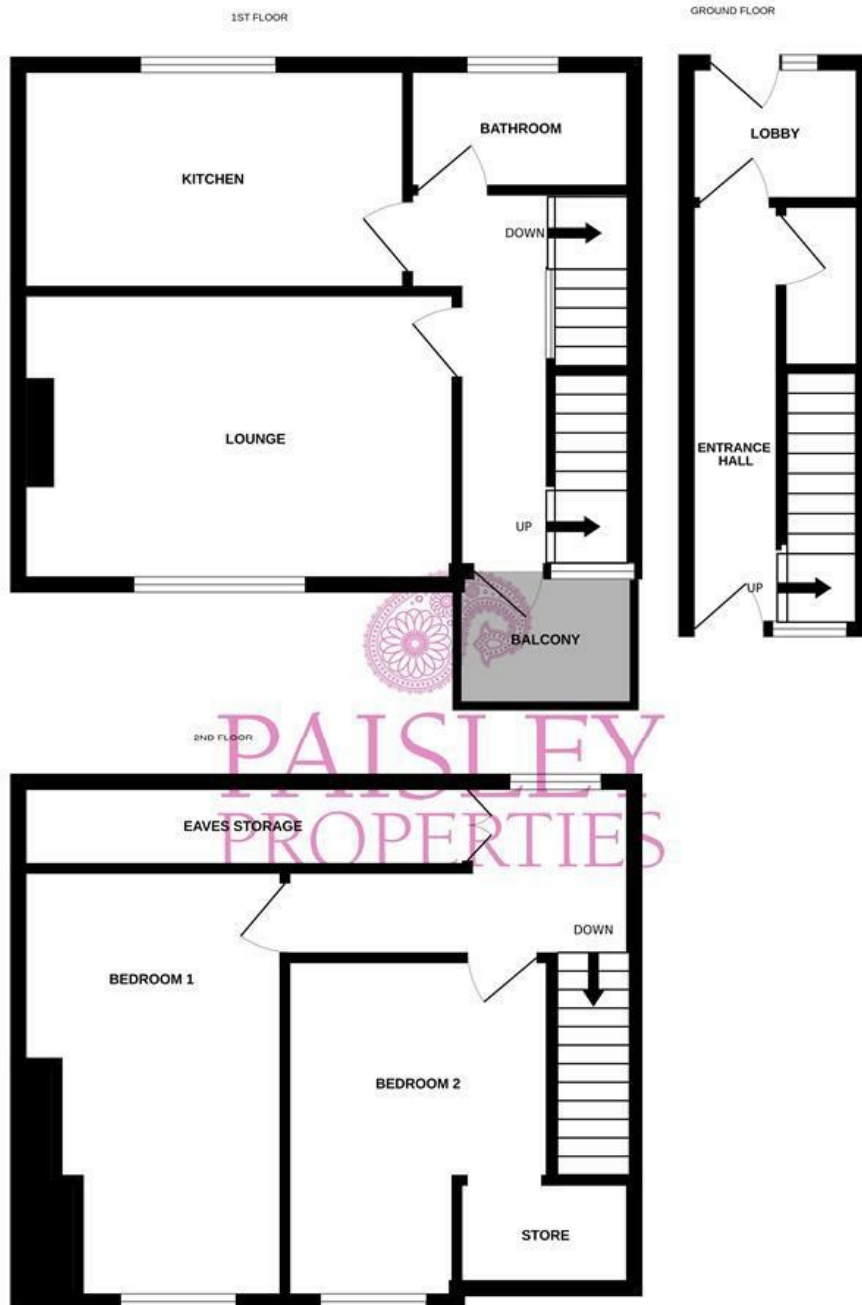
## PAISLEY

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. \*



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			
England & Wales		68	73
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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

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