

35 Lumb Lane,
Almondbury HD4 6SZ

PCM
£875 PCM



AVAILABLE AUGUST, UNFURNISHED, NO PETS, NO
SMOKERS, BOND £1005, ENERGY RATING D, COUNCIL TAX
BAND C

PAISLEY
PROPERTIES

ENTRANCE PORCH 5'4" x 3'11"

You enter the property through a timber door into a handy porch which has dual aspect windows and space to remove outdoor clothing. A door opens to the living room.

LIVING ROOM 16'4" x 15'0" max

This extremely spacious living room has a lovely view over the front garden and open countryside beyond. There is space for freestanding furniture, fitted cupboards and an understairs storage cupboard ideal for household items. A decorative tile fireplace gives a focal point to the room, newly laid carpet underfoot and beams to the ceiling complete the room. A door leads through to the kitchen.



KITCHEN 11'9" x 6'9" max

This recently fitted kitchen has a range of pale grey wall and base units, complimentary work surfaces with bevelled metro tile splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring electric hob with extractor fan over. There is space for a fridge freezer and plumbing for a washing machine. There are dual aspect windows and laminate flooring underfoot. Doorways leads back through to the living room and through to the rear hall.



REAR HALL

Entered from the kitchen is the rear hall which has space to hang outdoor clothing, a window and stairs with a timber balustrade ascend to the first floor landing.

FIRSTFLOOR LANDING

Stairs ascend from the rear hall to the first floor landing which has a floor to ceiling storage cupboard ideal for towels and bed linen. Doors open to two double bedrooms and the shower room.

BEDROOM ONE 14'11" x 10'0" max

Positioned to the front of the property is this generous double bedroom which offers an abundance of space for bedroom furniture. It is well presented in neutral tones, has a newly fitted carpet, three windows giving fantastic far reaching countryside views over to Farnley Line and a door leads to the first floor landing.



BEDROOM TWO 12'2" x 7'1" max

Another double room positioned to the rear of the property with a view over the peaceful country lane behind. There is space for freestanding furniture, an integrated wardrobe and a door leads to the first floor landing.



SHOWER ROOM 7'7" x 6'0" max

This modern shower room has been recently fitted and comprises of a double walk in waterfall shower with glass screen, low level W.C and pedestal hand wash basin with mixer tap. The room is partially tiled, has a chrome heated towel rail, complimentary vinyl flooring underfoot and a side obscure window allows natural light to flow through. A door leads to the first floor landing.



EXTERNAL AND PARKING

To the front of the property is a stone wall enclosed garden with space to sit out and enjoy the fantastic far reaching countryside views. There is an open shared lawn with space for garden furniture and parking for multiple vehicles.



VIEW



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

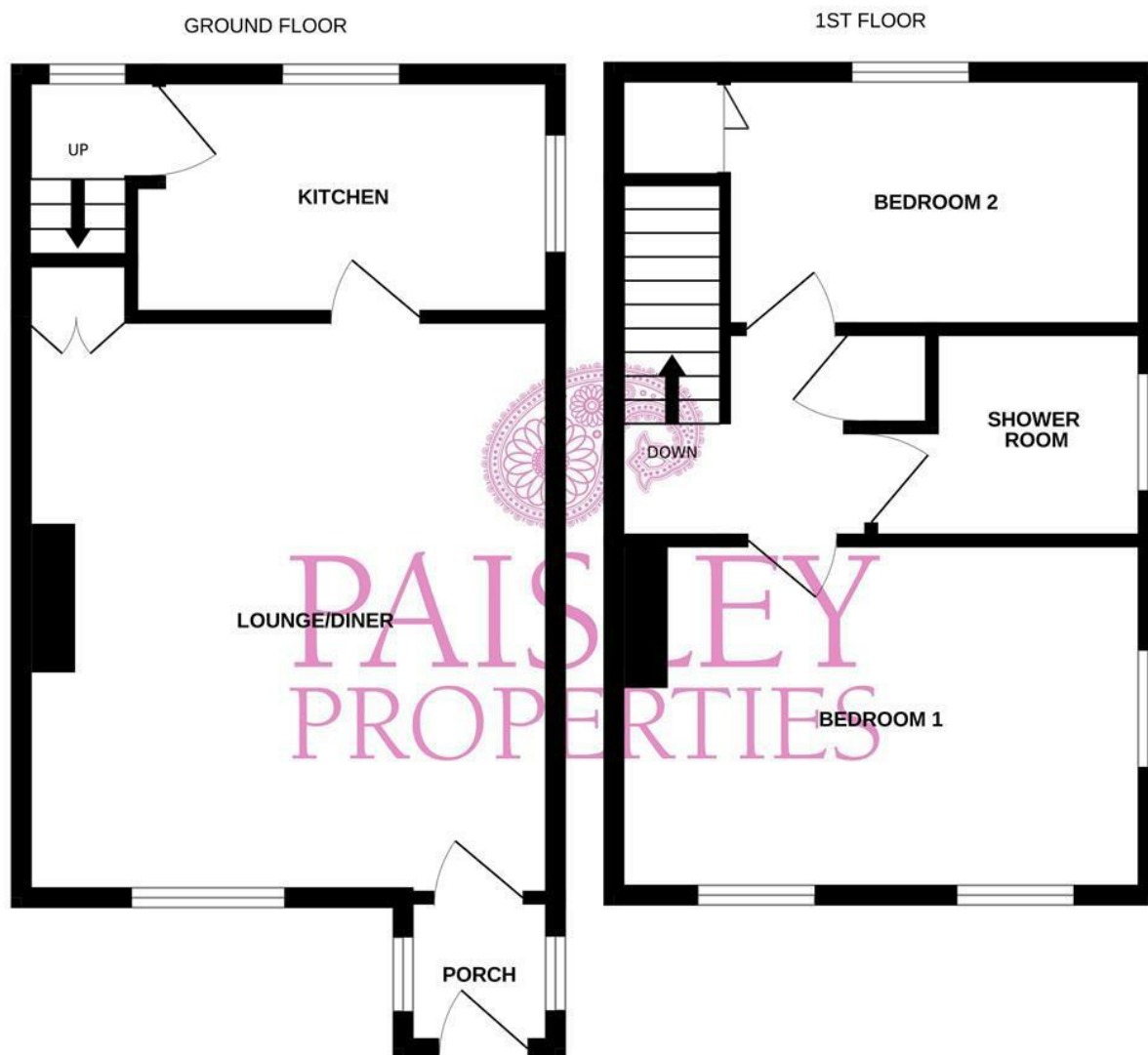
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. *

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).



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	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		
England & Wales	EU Directive 2002/91/EC	

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