

35 Station Road,  
Fenay Bridge HD8 0AA

PER CALENDAR MONTH  
£1,000 Per Calendar Month



AVAILABLE AUGUST, UNFURNISHED, NO SMOKERS, BOND  
£1150, ENERGY RATING D, COUNCIL TAX BAND B

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY



You enter the property through a composite door into this welcoming entrance hallway which provides space to remove outdoor coats and shoes. Doors lead through to the lounge and dining kitchen. A carpeted staircase with a timber balustrade ascends to the first floor landing.

## LOUNGE 12'2" max x 11'10" max



This light and airy reception room has ample space for freestanding furniture and has a large window which allows natural light to fill the space. There is neutral décor and a coal effect electric fire sits in the fireplace and creates a great focal point to the room. Laminate flooring flows underfoot and a door leads to the entrance hallway.

## DINING KITCHEN 18'2" max x 10'9" max



Spanning the rear of the property, this spacious dining kitchen really is the heart of the home offering space to entertain guests and having patio doors which open to the rear garden. The kitchen has cream gloss wall and base units, contrasting granite worktops with matching upstands and a composite one and a half bowl sink and drainer with a mixer tap. Integrated appliances include an electric oven and grill, a four ring induction hob with extractor over and a fridge freezer. There is space for a condenser dryer and plumbing for a washing machine. A peninsula offers extra counter space and there is ample room for a dining table and chairs. An understairs cupboard has extra space for household items and patio doors look out over the garden. Laminate flows underfoot, there are spotlights to the ceiling and a door leads to the entrance hallway.



## FIRST FLOOR LANDING

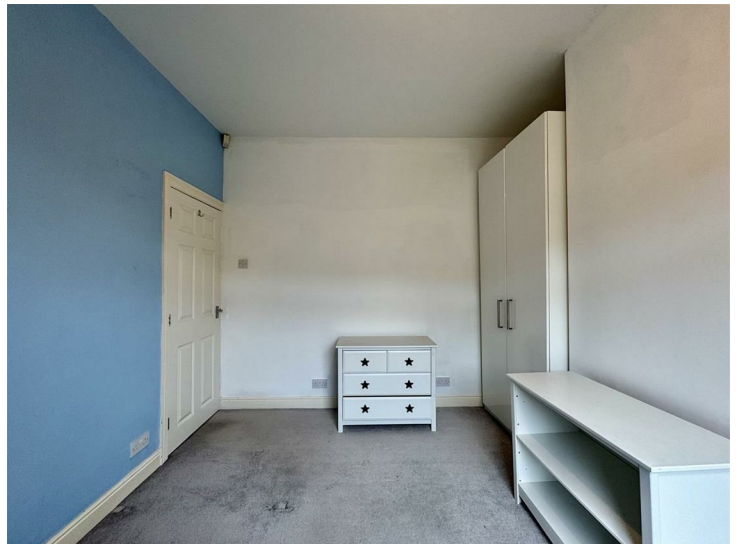
Stairs ascend from the entrance hallway to the first floor landing. Doors lead to two double bedrooms, a dressing room which has stairs ascending to an attic bedroom with ensuite shower room and the bathroom.

### **BEDROOM TWO 12'5" max x 10'5" max**



A generously sized double bedroom located to the front of the property with a window overlooking the street below and far reaching views over to Castle Hill. There is space for bedroom furniture and a door leads to the landing.

### **BEDROOM THREE 10'8" max x 10'6" max**



This second double bedroom is located to the rear of the property with a window offering pleasant views over the garden. There is ample space for freestanding bedroom furniture and a door leads to the landing.

### **BATHROOM 7'5" apx x 7'2" max**



The family bathroom is fully tiled and comprises of a white suite with spa bath, a large wall hung hand wash basin with mixer tap and a low level W.C. There is a heated towel radiator, a large obscure window and vinyl flooring underfoot. A door leads through to the landing.

### **DRESSING ROOM/HOME OFFICE 9'7" max x 8'7" max**



Located to the front of the property, benefitting from a bank of fitted storage and a dressing table. This room could lend itself to a dressing room or home office if desired. A staircase with a timber balustrade ascends to the attic bedroom and a door leads back to the landing.

**ATTIC BEDROOM 17'2" max x 9'11" max to fitted wardrobes**



Flooded with natural light, this good size double bedroom has a bank of sliding wardrobes with under eaves storage behind and space for furniture. A large window gives pleasant views over the garden and rooftops beyond and a bifold door opens to the ensuite shower room.



## EN SUITE SHOWER ROOM 6'2" max x 4'9" max



This modern ensuite comprises of a corner shower with glass screen, a vanity hand wash basin, low flush W.C and a heated towel radiator. The room has attractive splash tiling, complementary laminate underfoot, spotlights to the ceiling and a rear obscure window.

## REAR GARDEN



To the rear of the property is a patio area ideal for outdoor dining and with room for garden furniture. Raised flower beds separate the space and a pathway leads to a well maintained fence enclosed lawn and another patio at the top of the garden with space for a timber outbuilding if desired.



## EXTERNAL FRONT



You enter through a wrought iron gate and stone steps ascend to a low-maintenance front garden with colourful flower beds.

### 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).

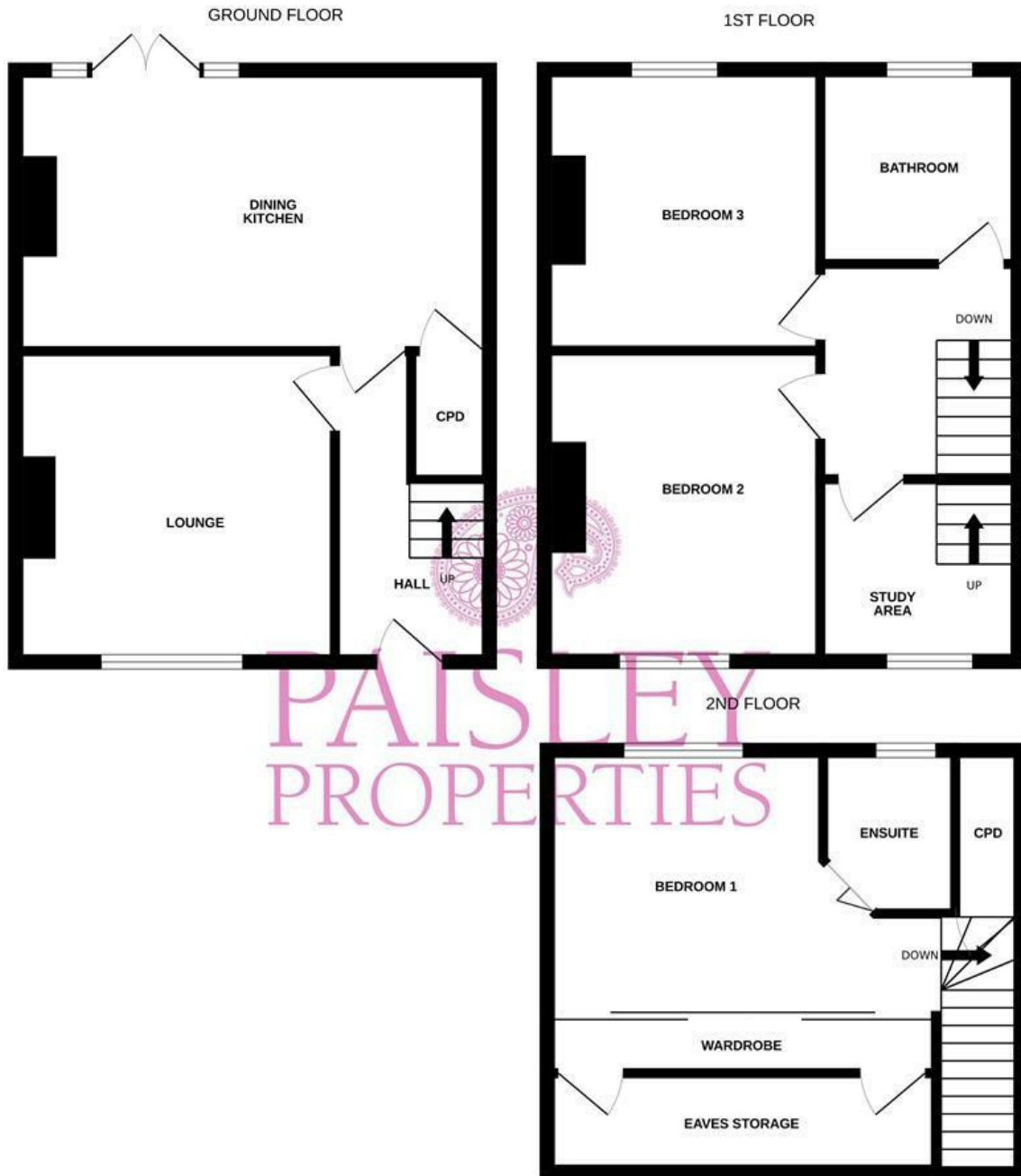
### PAISLEY PROPERTIES

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. \*



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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