

12 Mallard Court,
Crosland Moor HD4 5FD

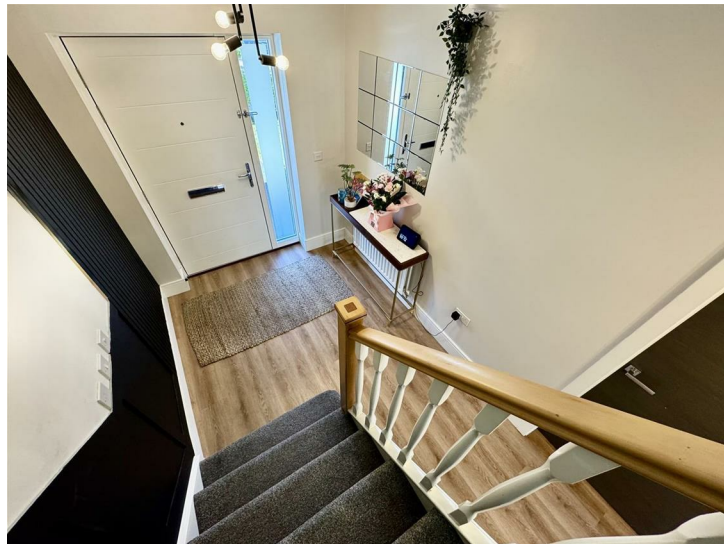
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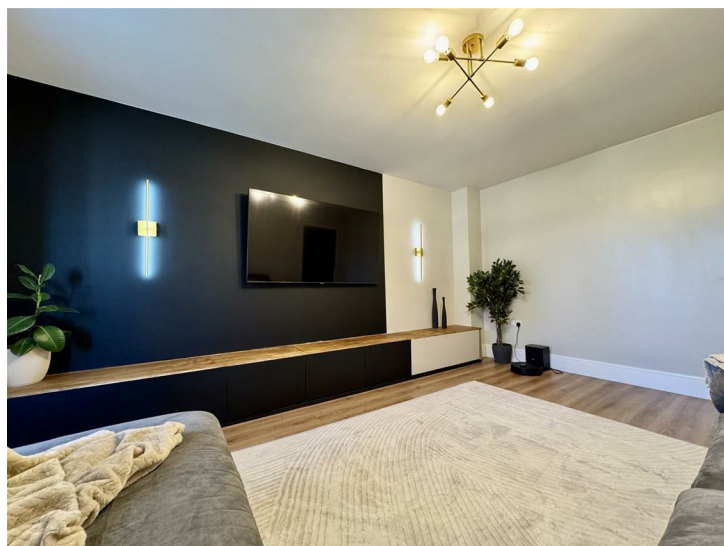
PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a composite door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. Laminate flooring flows underfoot, a staircase with a timber balustrade and feature panelling ascends to the first floor, a door leads to the living room and an opening leads through to the dining kitchen.

LIVING ROOM 17'11" max x 11'7" max



This light and airy room is beautifully presented with neutral decor and benefits from fitted cabinetry. There is a good amount of space to accommodate free standing furniture and a bay window gives a lovely view over the front garden.

OPEN PLAN DINING KITCHEN 18'10" max x 15'9" max



Spanning the rear of the property is this stunning dining kitchen which really is the heart of the home, boasting great entertaining space and fitted with a range of white and pale grey wall and base units, complimentary work surfaces with matching upstands and an inset stainless steel sink with mixer tap. Integrated appliances include a double electric oven, electric hob with extractor fan over, fridge freezer and a dishwasher. There is ample space for a dining table and chairs and further freestanding furniture. Laminate flooring flows underfoot and spotlights to the ceiling complete the look. A bank of patio doors allow natural light to flow through the space and give pleasant views over the rear garden. Doors lead through to the utility room and an understairs storage cupboard ideal for household items.





UTILITY ROOM 8'1" max x 4'5" max



This handy room has pale grey work surfaces with matching upstands and space and plumbing for a washing machine and tumble drier, laminate flooring underfoot, a window overlooks the rear garden and doors lead to the dining kitchen, ground floor W.C and through to the home office

GROUND FLOOR W.C 7'4" apx x 5'3" apx



Situated off the utility room is this useful ground floor W.C, fitted with a wall hung hand wash basin with mixer tap, low level W.C, space for freestanding storage, vinyl flooring and a rear obscure window.

HOME OFFICE 20'0" apx x 10'0" apx

Currently used a home office, this versatile room has laminate flooring underfoot and patio doors which open to the driveway.

FIRST FLOOR LANDING



Stairs ascend to the split first floor landing with space for furniture and doors lead through to four double bedrooms (one with ensuite shower room), the family bathroom and a storage cupboard ideal for towels and bed linen.

BEDROOM ONE 16'7" max x 14'9" max



This superb double bedroom positioned at the front of the property with views from its two windows over the street scene below has ample room for freestanding furniture and integrated sliding wardrobes. Doorways leads to through to the ensuite shower room and onto the landing.



EN SUITE SHOWER ROOM 7'4" max x 5'6" apx



This stylish ensuite comprises of a white three piece suite including a double walk in waterfall shower with glass screen, porcelain hand wash basin sat on cabinetry with wall mixer tap and low level W.C. The room is partially splash boarded, has fitted storage, a side obscure window, chrome heated towel radiator, vinyl flooring underfoot, spotlights to the ceiling and a door leads through to bedroom one.

BEDROOM TWO 12'6" apx x 10'1" apx



Located to the front of the property is another double bedroom with ample space for freestanding bedroom furniture. Again with front facing window providing views over the street scene and a door leads through to the landing.

BEDROOM THREE 12'10" max x 10'9" max



A good size double bedroom located to the rear of the property with views over the garden with space for freestanding bedroom furniture and a door leads through to the landing.

BEDROOM FOUR 9'10" apx x 9'2" apx



A fourth double bedroom at the rear of the property with garden views, space for freestanding furniture and a door leads through to the landing.

BATHROOM 6'10" apx x 5'7" apx



This attractive bathroom is fitted with a four-piece suite, including a bath with waterfall shower over and glass screen glass screen, porcelain hand wash basin sat upon cabinetry with a wall mixer tap and a low level W.C. The room is partially tiled with complimentary vinyl flooring underfoot and spotlights to the ceiling. A rear obscure window allows light to flow through and a door leads through to the landing.

REAR GARDEN



This great sized, enclosed garden can be accessed through from the side of the property through a timber gate and out through the dining kitchen patio doors. There is a range of spaces to enjoy which includes a large lawn, a patio area which offers entertaining space for Al fresco dining, barbecues and ample room for garden furniture and an outbuilding.

EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a double width driveway which has parking for two vehicles and a front lawn surrounded by well maintained hedges and colourful shrubs.

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).

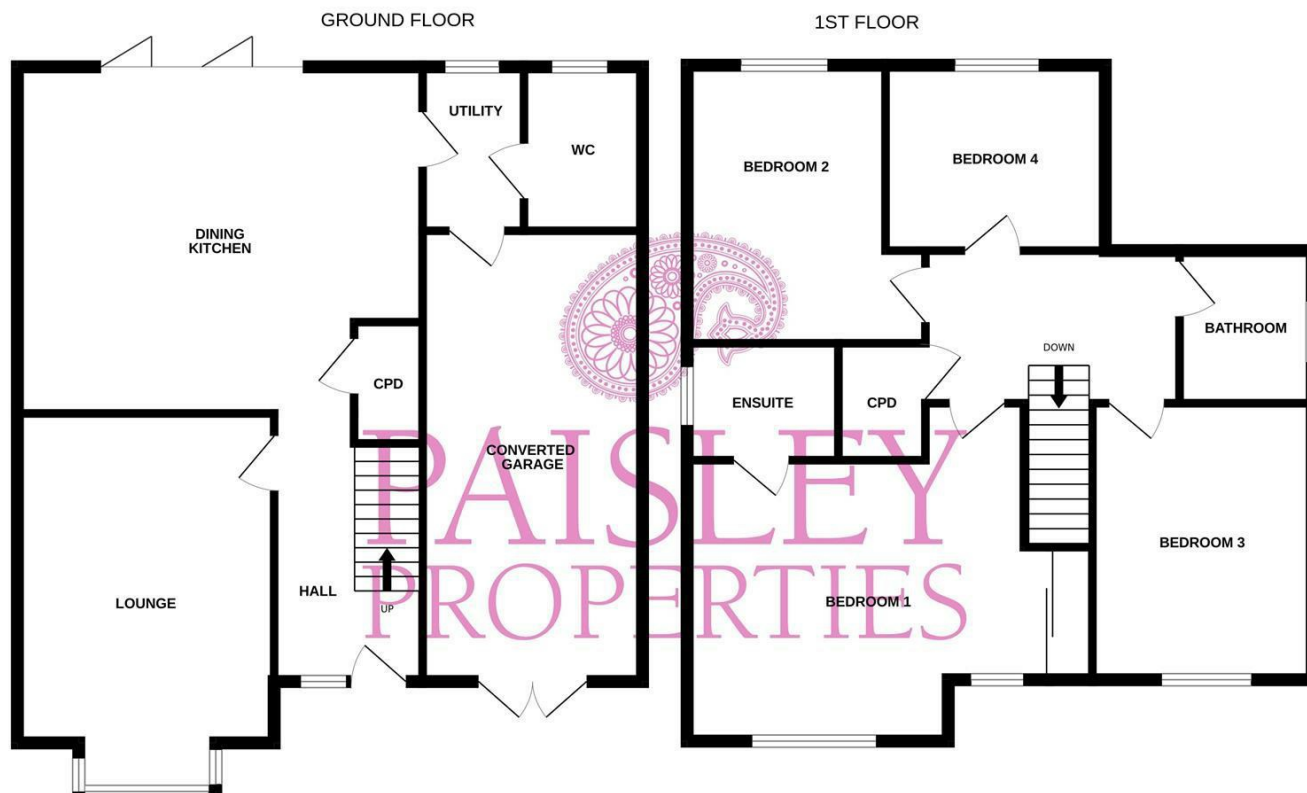
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We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if 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 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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