

130A Huddersfield Road,
Holmfirth HD9 3AS

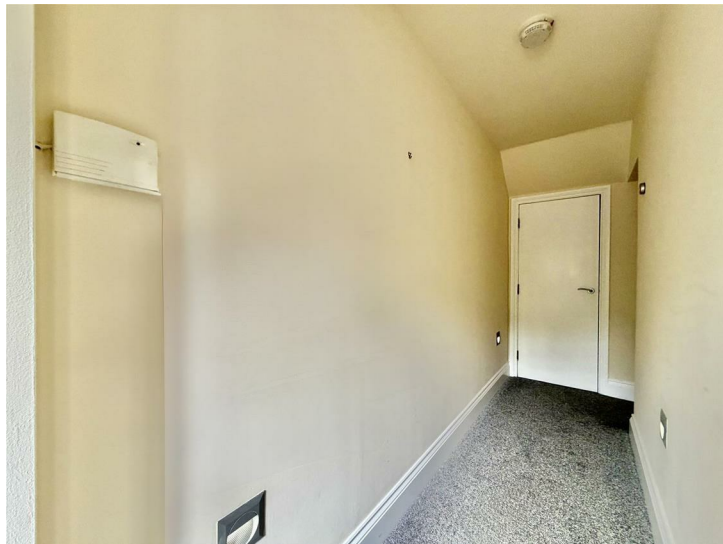
PCM
£625 PCM



AVAILABLE SEPTEMBER, UNFURNISHED, NO PETS, NO
SMOKERS, BOND £775, ENERGY RATING C, COUNCIL TAX
BAND A, PARKING PERMIT AVAILABLE.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a timber glazed door into a welcoming entrance hallway with low lighting and space to remove coats and shoes. Doors lead through to the living kitchen, bedroom, bathroom, a store/laundry cupboard ideal for household items and with plumbing for a washer dryer if required. A feature window gives a view through to the living room.

LIVING KITCHEN 19'7" max x 13'11" max



This open plan living kitchen is flooded with natural light through its large window, offers space for freestanding living room furniture and an inset fireplace gives a lovely focal point to the room.

The modern kitchen has a range of cream gloss wall and base units with contrasting work surfaces, tiled splashbacks and a stainless steel sink with mixer tap over. Integrated appliances include a recently installed electric oven with with pyrolytic cleaning and a four ring electric hob with extractor fan over. There is space for an undercounter fridge and vinyl flooring flows underfoot.



BEDROOM 13'5" max x 11'4" max



This superb double bedroom is positioned at the rear of the property. There is ample room for freestanding furniture, a window overlooks the street scene outside and a doorway opens to the hallway.



BATHROOM 6'7" max x 5'3" max



This attractive bathroom is fitted with a three-piece white suite, including a bath with shower over, wall hung hand wash basin with mixer tap, a low level W.C and a heated towel rail. The room is partially tiled with complimentary vinyl flooring underfoot and a door opens to the hallway.



PARKING

Permit parking can be applied for one vehicle with this property.

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).

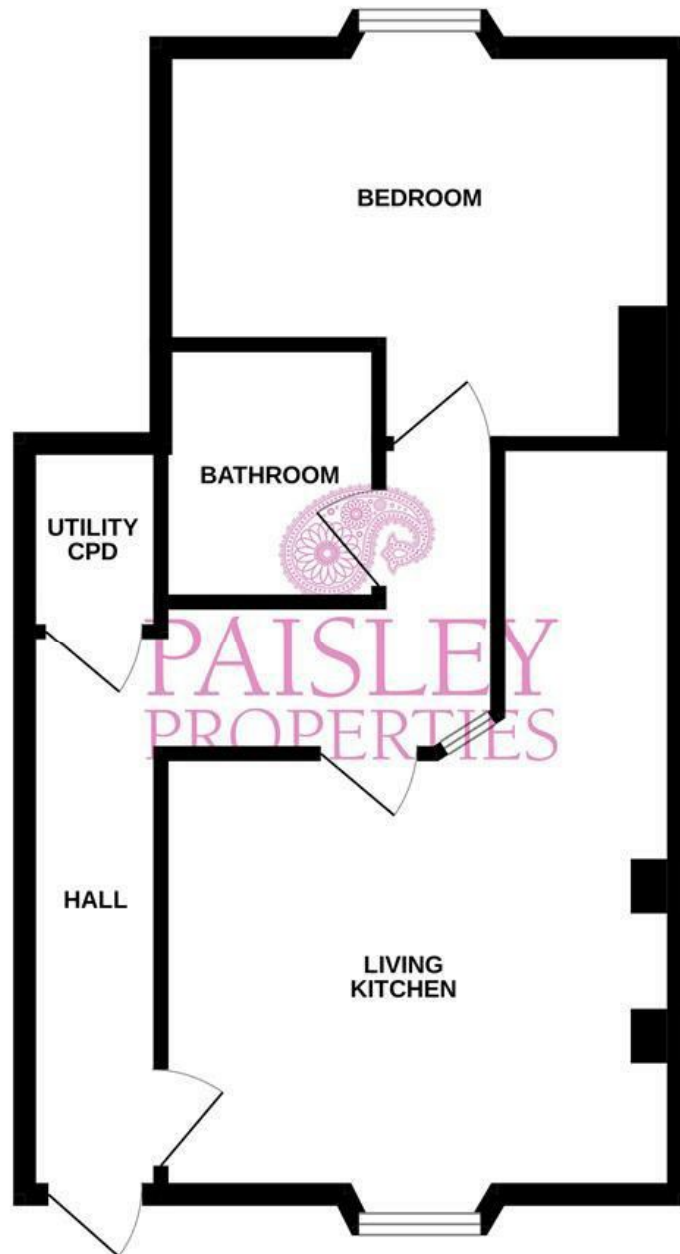
PAISLEY

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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