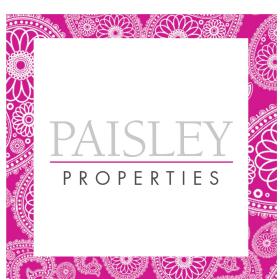


16 Old Bank Works, Old Bank,
Slaithwaite HD7 5AR

PCM
£850 PCM



AVAILABLE MID-JUNE, UNFURNISHED, NO PETS, NO SMOKERS, BOND IS £975, EPC IS C69, COUNCIL TAX BAND B



ENTRANCE LOBBY

Giving access to the building through a fully glazed door, this communal entrance gives access to all floors via stairs or a lift.

HALLWAY

You enter the property through a solid oak door into this extremely spacious hallway. Doors lead to the open plan living kitchen, two double bedrooms, house bathroom and storage cupboard. The space is finished with solid timber flooring, neutral decor, recessed spot lighting and has access to the loft space.

OPEN PLAN LIVING 17'4" x 12'11" approx

This great sized space features a fully fitted kitchen to one end of the room, comprising of cream high gloss wall and base units with complementing work surfaces, 1½ bowl stainless steel sink and drainer with mixer tap over and integrated appliances include a Siemens electric oven and 4 ring ceramic hob, concealed extractor fan, washer dryer, slimline dishwasher and upright fridge freezer. The lounge area enjoys a corner positions and there is pendant lighting and solid timber flooring throughout the space, and front and side facing windows flood the room with an abundance of light. Doors lead to the hallway, bedroom one, outside terrace and the neutral decoration and underfloor heating also benefit this area.

BEDROOM ONE 12'3" x 10'11" approx

This great sized double bedroom sits in the middle of the apartment and has a large front facing window with view over the surround development. The room features neutral decor, solid timber flooring, oak doors and under-floor heating. The current owners have used the space as a separate living room and this could always be an option

BEDROOM TWO 11'0"x x 10'0" approx

This second double bedroom, again with front facing windows, has been finished in neutral tones and features carpeted flooring, pendant lighting and underfloor heating.

BATHROOM 6'4" x 6'4" approx

This contemporary bathroom comprises of a three piece suite with panel bath and decorative tiled surround, pedestal hand wash basin with chrome mixer tap and low flush WC. The room is fully tiled with decorative wall tiles with patterned inlay and complementing tiles to the floor, has ceiling dome lighting and a chrome ladder style radiator.

PARKING AND TERRACE

Accessed from the living room is the outside terrace, which has plenty of room for pot or plants and garden furniture. There are great views of the surrounding development and canal and it is an ideal spot for alfresco dining.

The property comes with a designated parking space in the block paved yard to the front of the building

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.

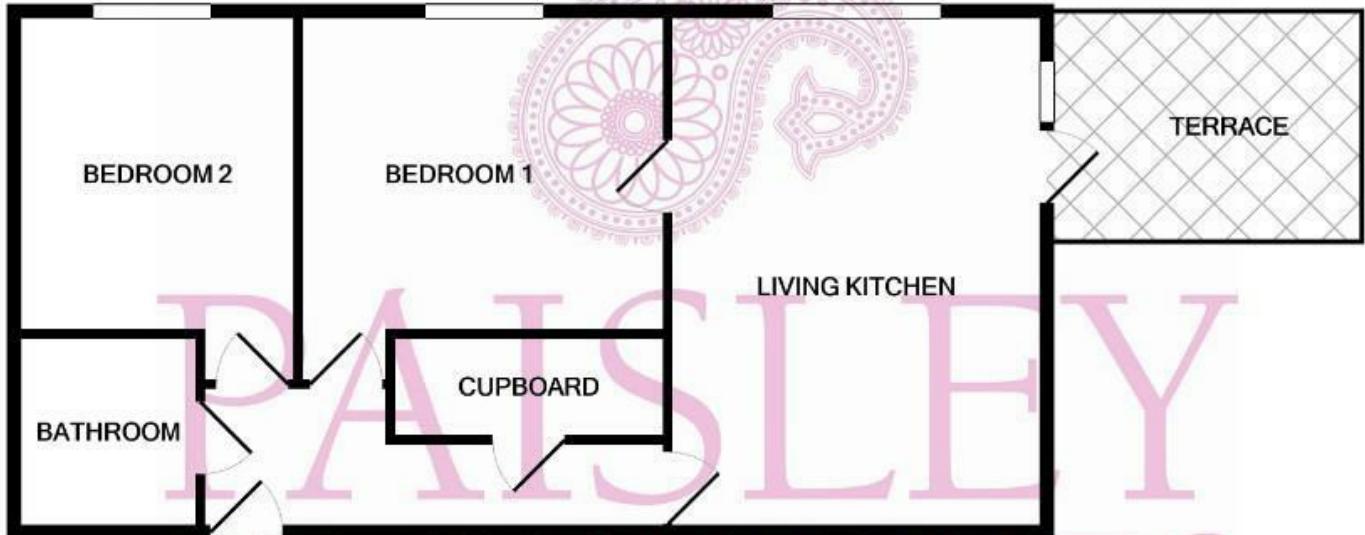
MORTGAGES

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. *

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).



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(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	65	65
(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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