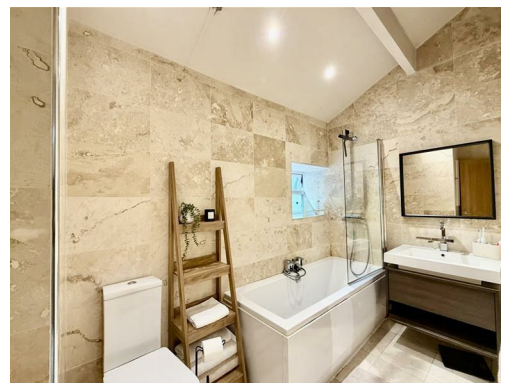


22 Sheffield Road,
New Mill HD9 7EX

PCM
£875 PCM



AVAILABLE JUNE, SUPERBLY PRESENTED & LUXURIOUSLY APPOINTED MID TERRACED COTTAGE WITH STYLISH FITTINGS & REAR COURTYARD GARDEN CLOSE TO POPULAR HOLMFIRTH, UNFURNISHED, NO SMOKERS, BOND £1005, ENERGY RATING C, COUNCIL TAX BAND B

PAISLEY
PROPERTIES

ENTRANCE LOBBY



You enter the property through a Upvc double glazed entrance door leading into a useful entrance lobby with space for hanging and internal door leading to the living room.

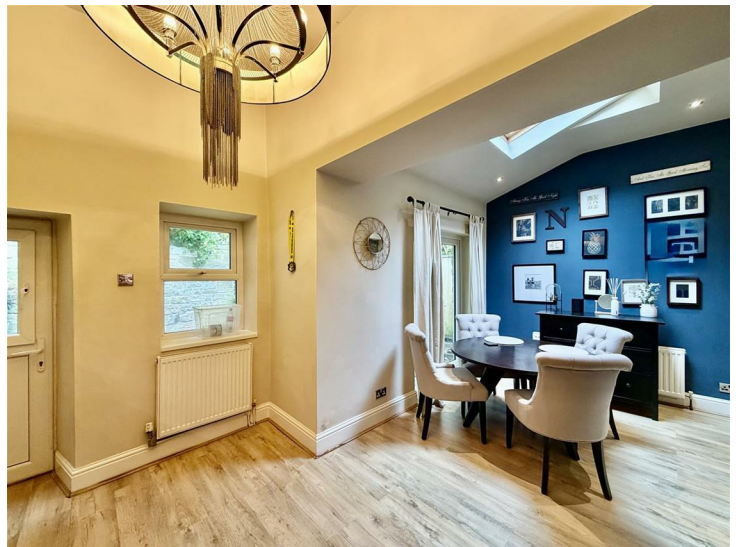
LIVING ROOM 13'6 x 16'4 maximum



A bright and spacious living room positioned to the front of the property having generous space for freestanding furniture, feature log burning stove set within a stone inglenook fireplace, wood effect flooring underfoot, recessed ceiling spotlights, double glazed window to the front, turned open plan staircase to first floor and door to dining kitchen.



DINING KITCHEN 11'8 x 17'11 maximum



A truly stunning space positioned to the rear of the property and having generous space for dining furniture, the kitchen area being fitted with a comprehensive range of ash wood effect wall, base and drawer units with stylish brick effect tiled splashbacks, integrated oven, microwave, fridge, freezer, dishwasher and rear door to garden. The dining area has a vaulted ceiling with skylight and double doors to garden.



FIRST FLOOR LANDING



An open turned staircase leads from the living room up to the first floor landing with access to bedroom and bathroom.

BEDROOM 13'5 x 10'11 maximum



Positioned to the front this is a very good sized double bedroom having vaulted ceiling with fitted radiator and two double glazed windows to the front with views towards the woodland opposite.

BATHROOM



Positioned to the rear this is a luxurious bathroom furnished with a contemporary three piece white suite with full Travertine tiled surround and flooring comprising low level w.c, hand wash basin with vanity unit, panelled bath with shower over and fitted screen, vaulted ceiling, Upvc double glazed frosted window and useful airing cupboard.

REAR GARDEN



Accessed both from the kitchen and dining areas this is a pleasant, private and easily maintained space having paved seating areas, artificial turf and raised borders.

FRONT EXTERNAL



The property has a paved frontage and on street parking available to the front.

VIEWS



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. We do not allow smoking in any of our properties.

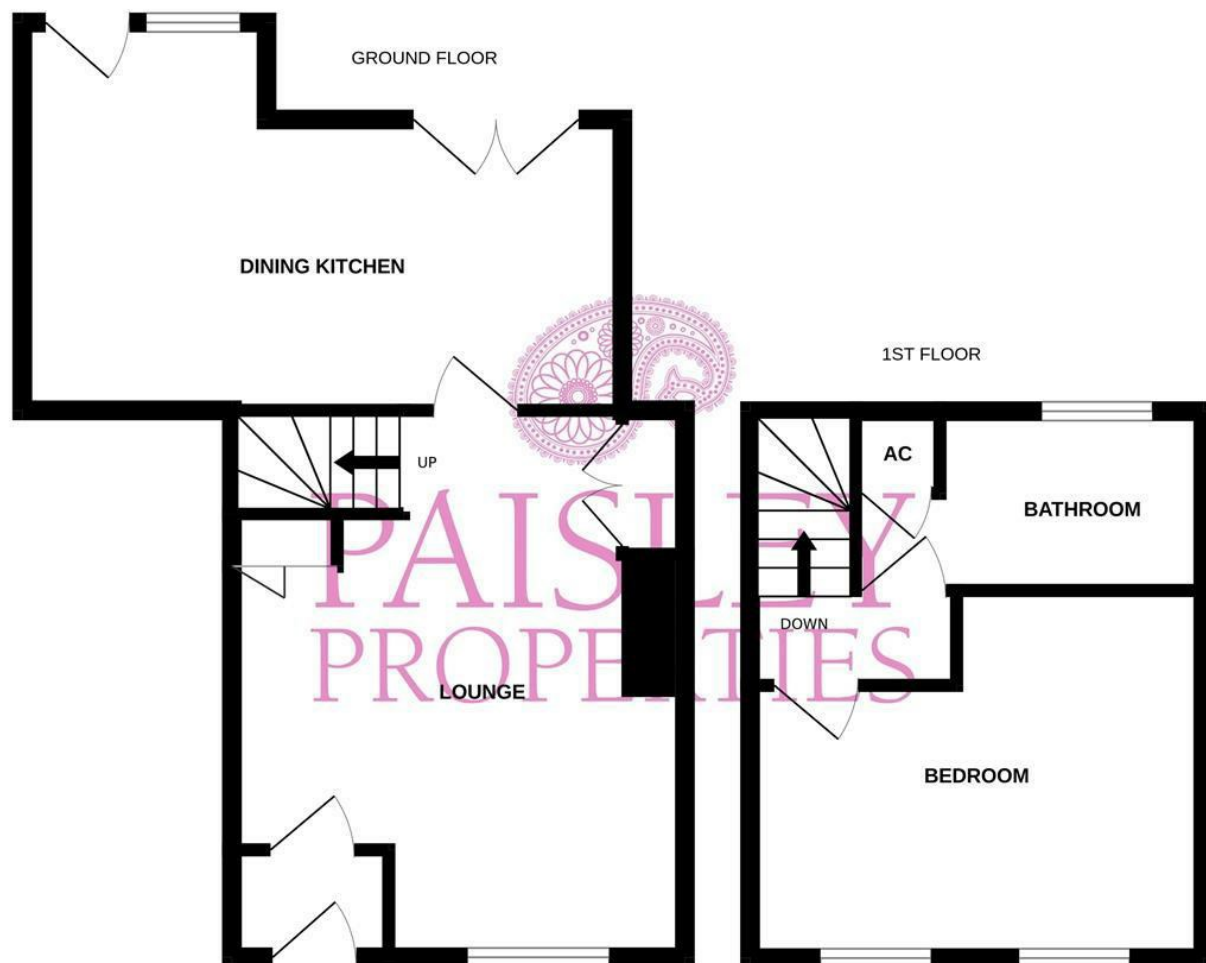
As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

As of the 1st May 2026 all tenancies will be Assured Periodic Tenancies. These have fully replaced any Assured Shorthold Tenancies.

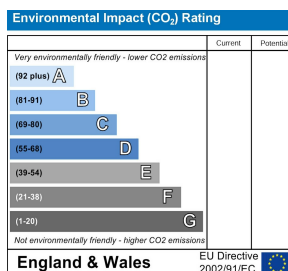
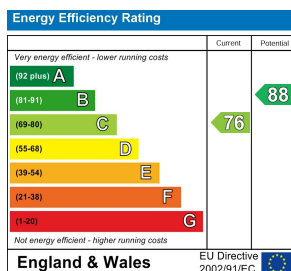
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

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.



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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PAISLEY
PROPERTIES