76 Town End Road, Wooldale HD9 1XT

PCM

£1,050 PCM

AVAILABLE JUNE, A CHARACTERFUL YET FULLY MODERNISED AND SPACIOUS TWO BEDROOM PLUS ATTIC ROOM SEMI DETACHED COTTAGE WITH COURTYARD GARDEN AND OUTSIDE STORAGE CLOSE TO POPULAR HOLMFIRTH,

UNFURNISHED, NO SMOKERS, BOND: £1269, EPC RATING: C, COUNCIL TAX BAND: B

PAISLEY PROPERTIES

OPEN LIVING ROOM 13′ x 23′ (whole room incl kitchen)
You enter the property through a Upvc double glazed door with frosted lights and into this bright, spacious and instantly appealing living room with generous space for free standing furniture, alcove fireplace with wall space for TV above, Upvc double glazed front window with roof top views across, stairs to first floor and being open plan to kitchen area.

OPEN KITCHEN AREA 13′ x 23′ (whole room incl lounge)
Positioned to the rear and being open from the living area, fitted to a high standard with a comprehensive range of contemporary white high gloss wall, base and drawer units with matching worktops and splashbacks, integrated twin ovens, ceramic hob with extractor over, fridge, freezer, dishwasher and washing machine, recessed spotlighting to the ceiling, fitted wood effect flooring, double glazed window and stable door leading to rear garden and stairs leading down to cellar.

UTILITY CELLAR
Stairs descend from the kitchen to this useful additional space which includes shelving, fitted radiator, affording a useful utility and storage space.

FIRST FLOOR LANDING
Stairs ascend from the living room to this light and airy landing space with spindled balustrade, fitted radiator, doors to both bedrooms and bathroom and turned staircase leading up to second floor.

BEDROOM ONE 13′ x 10′10 maximum
Positioned to the front of the property and affording a generous amount of space for freestanding furniture, being neutrally decorated with fitted radiator an two double glazed windows to the front elevation with views over the rooftops and beyond.

BEDROOM TWO 8′2 x 7′2 apx
A good sized second bedroom positioned to the side of the property with fitted radiator and Upvc double glazed side window.

FAMILY BATHROOM 5′3 x 6′10 apx
Positioned to the rear and being of a good size furnished with a contemporary three piece white suite with part tiled surround and tiled flooring comprising a low level w.c, pedestal hand wash basin, P-shaped panelled bath unit with shower over and fitted screen, vertical towel rail radiator, recessed spotlights and frosted window to the rear.

STAIRS TO SECOND FLOOR
A turned staircase with spindled banister leads to second floor.

ATTIC ROOM 12′4 x 12′5 maximum
A turned staircase ascends to the second floor attic room which although having slightly restricted headroom does offer a versatile additional space including potential play room or office. Having a fitted radiator and Velux style roof light to the front again affording far reaching views.

EXTERNAL FRONT
To the front shallow steps lead up to a small enclosed fore-garden with artificial turf for ease of maintenance and front fenced boundary.

EXTERNAL REAR GARDEN
Accessed both via a path to the side and via the rear kitchen this is a most pleasant enclosed courtyard garden, again being designed for ease of maintenance having attractive paved patio garden with space for seating and outside dining space with further useful stone built outside store.

VIEWS
The property enjoys far reaching elevated views from upper floors.

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.

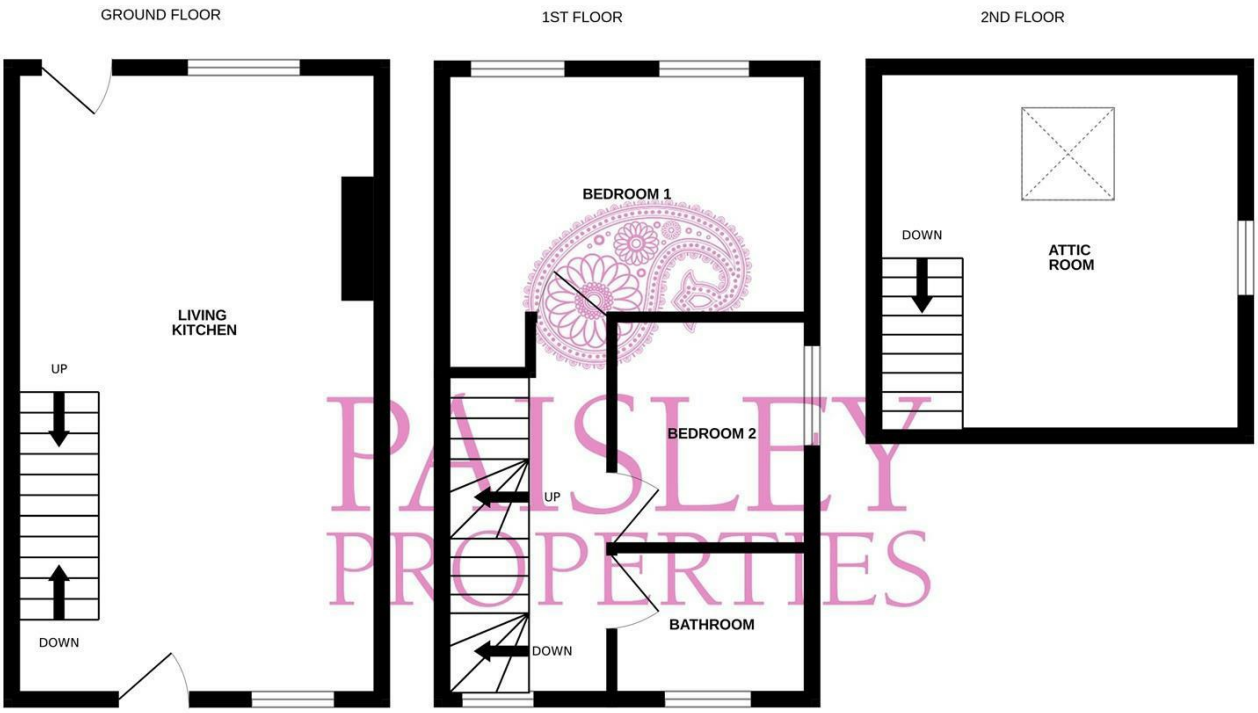
As of the 1st May 2026 all tenancies will be Assured Periodic Tenancies. These have fully replaced any Assured Shorthold Tenancies.

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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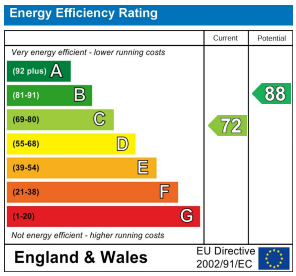

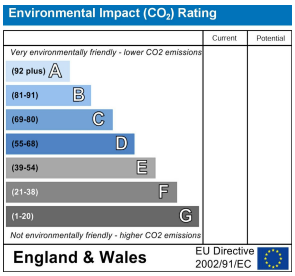

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