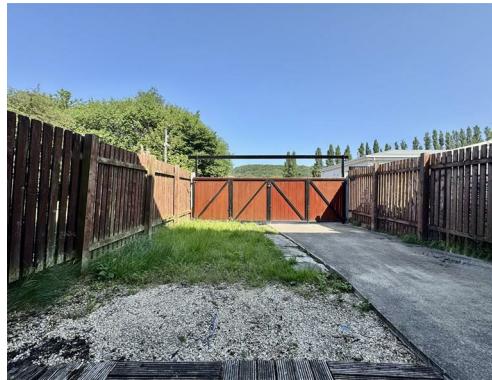


641 Leeds Road,
Bradley HD2 1YS

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PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door into this welcoming entrance hallway. This space has lovely high ceilings, room for the storing of shoes and coats. A doorway leads through to the living room and stairs ascend to the first floor landing.

LIVING ROOM 15'7" max x 13'2" max

This light and airy lounge has an electric fire housed in a timber effect fireplace. There is ample space to accommodate free standing furniture, alcoves to either side of the chimney breast and a large window floods the space with natural light and gives a view of the front garden. There is laminate flooring underfoot and a door leads through to the entrance hallway.



KITCHEN 13'3"ax x 8'2" max

Located to the rear of the property is the kitchen which has grey wall and base units, contrasting worktops with tile splashbacks and a stainless steel sink with mixer tap over. There is space for a freestanding electric oven with extractor above and plumbing for a washing machine. A window looks out to the garden and driveway, laminate tile flooring flows underfoot and doors lead through to the cellar steps, living room and an external door opens to the rear of the property.

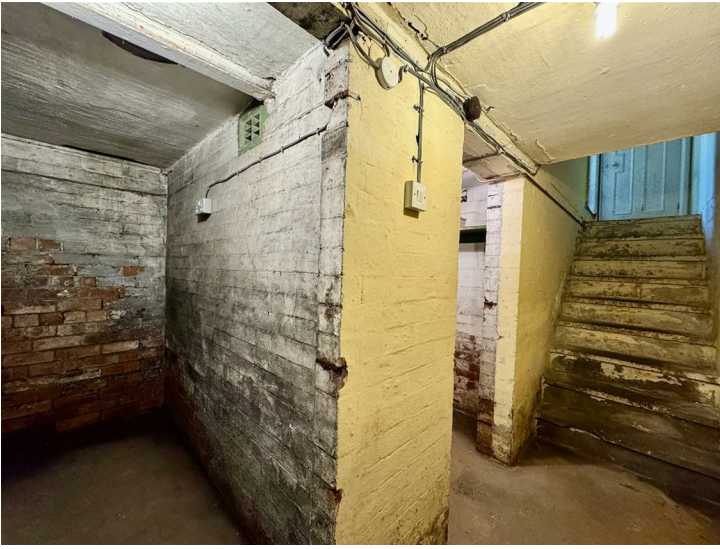


STORE ROOM 3'5" apx x 2'7" apx

Conveniently placed just off the kitchen is a useful store room which has power and would be ideal for a freestanding fridge freezer, there is fitted shelving and a rear window.

CELLAR 10'3" max x 9'5" max

Separated into two rooms, the cellar provides good storage for extra household items.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing and doors lead through to two double bedrooms, the bathroom and a staircase ascends to another double bedroom.



BEDROOM ONE 16'10" max x 15'7" max

Nestled in the eaves, this spacious double bedroom has fitted shelving, space for bedroom furniture and laminate flooring underfoot. A Velux window offers far reaching views and a door opens to the staircase.



BEDROOM TWO 13'2" max x 10'1" max

A neutrally decorated double bedroom positioned to the front of the property which has ample space for freestanding bedroom furniture and a door leads to the landing.



BEDROOM THREE 10'8" apx x 10'2" apx

Another good size double positioned to the rear of the property again with ample space for freestanding bedroom furniture and a door leads to the landing.



BATHROOM 8'2" apx x 5'8" apx

The bathroom comprises of a four piece suite including a bath with shower attachment, shower with glass screen, pedestal hand wash basin and a low level W.C. The room is partially tiled and has complimentary tile flooring underfoot. The room has an obscure glazed front facing window and a door which leads to the landing.



REAR GARDEN AND DRIVEWAY

To the rear of the property and accessed by a back lane through double gates is a driveway with parking for one vehicle, to the side is a lawn area. A door opens to the kitchen.



EXTERNAL FRONT

To the front of the property is a low maintenance patio garden, low stone wall and ideal for sitting out and for pots/planters.



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).

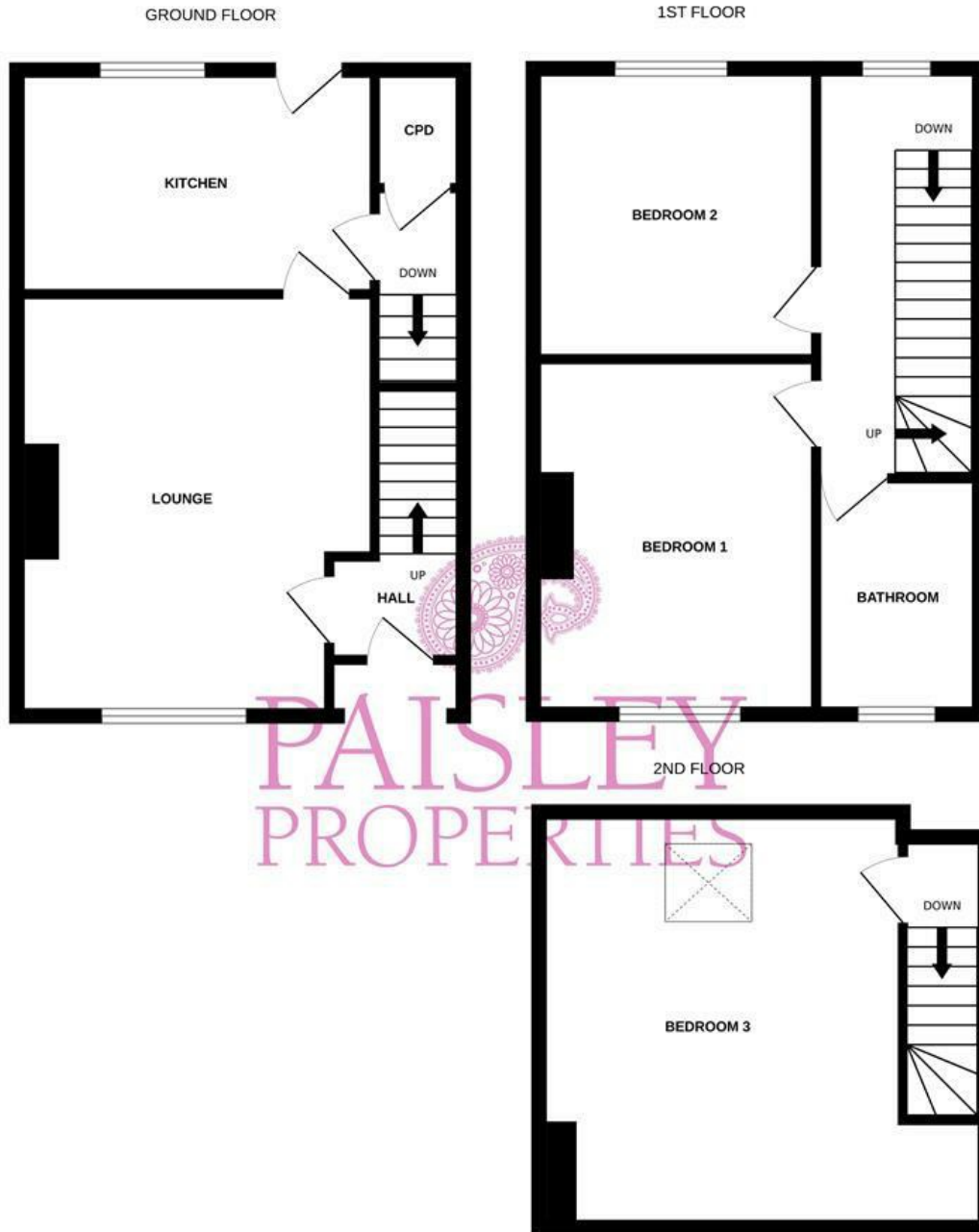
PAISLEY

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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