

12 Hallows Court,
Almondbury HD5 8HQ

PER MONTH
£895 Per Month



THIS BEAUTIFULLY PRESENTED TWO BEDROOM TERRACED PROPERTY BOASTS SPACIOUS AND MODERN LIVING ACCOMMODATION THROUGHOUT, A HOME OFFICE, LOW MAINTENANCE GARDENS AND AN ALLOCATED PARKING SPACE.

AVAILABLE IMMEDIATELY / UNFURNISHED / NO SMOKERS / DEPOSIT: £1030 / ENERGY RATING: D / COUNCIL TAX: C

PAISLEY
PROPERTIES

DINING KITCHEN 14'8" max x 9'1" max



You enter the property through double timber and glazed doors into this modern and well designed kitchen which is fitted with a range of pale grey gloss wall and base units with complementary work surfaces and bevelled metro tile tiled splashbacks. Integrated appliances include an electric oven with a four ring induction hob, extractor over and a fridge freezer. There is plumbing for a washing machine, a breakfast bar separates the space and offers informal dining. To the side of the kitchen is space for a small dining table and chairs if required. Laminate flooring flows underfoot, spotlights adorn the ceiling, a large window provides plenty of natural light and offers a view of the pretty courtyard outside.



LIVING ROOM 14'7" max x 13'8" max



A spacious and inviting living room enjoying neutral décor and featuring attractive half panelled walls, soft lighting and a decorative fireplace with marble hearth housing a coal effect gas fire. There is ample space for freestanding furniture and a window with a quaint window seat allows natural light to flow through the room. An understairs storage cupboard provides storage for household items, a staircase with a timber balustrade ascends to the first floor landing and an external door provides convenient access to the rear garden.

FIRST FLOOR LANDING

A staircase ascends from the living room to the first floor landing and doors lead through to two double bedrooms, a home office/nursery and the house bathroom. A hatch gives access to the loft.

BEDROOM ONE 14'7" max x 8'9" max



Located to the front of the property and neutrally decorated, this good size double bedroom has space for furniture and benefits from bulk head storage with a hanging rail and inset shelving. Feature windows and a Velux flood the room with light and a door leads to the landing.

BEDROOM TWO 9'9" max x 8'8" max



Another double bedroom also decorated in neutral tones and having plenty of space for furniture. This room has a window and a Velux window which allows natural light into the space. A door leads to the landing.

HOME OFFICE 8'6" max x 5'8" max



This bright room would be ideal as a home office or nursery space if required. There is a window, a Velux window and a door leads to the landing.

BATHROOM 8'7" max x 5'6" max



This stylish house bathroom is fitted with a three piece white suite including a bath with shower over, a vanity hand wash basin with mixer tap over and low flush W.C. The room is partially tiled with attractive vinyl tile underfoot and spot lights to the ceiling. A door leads to the landing.

REAR GARDEN



To the rear of the property there is a fence enclosed paved garden which offers space for outdoor dining, space for garden furniture and for a timber outbuilding.

EXTERNAL FRONT AND PARKING



To the front of the property is a low maintenance pebbled garden offering space to sit out and for colourful pots/planters.

There is an allocated parking space in the car park.

LETTINGS INFORMATION - PAISLEY

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).

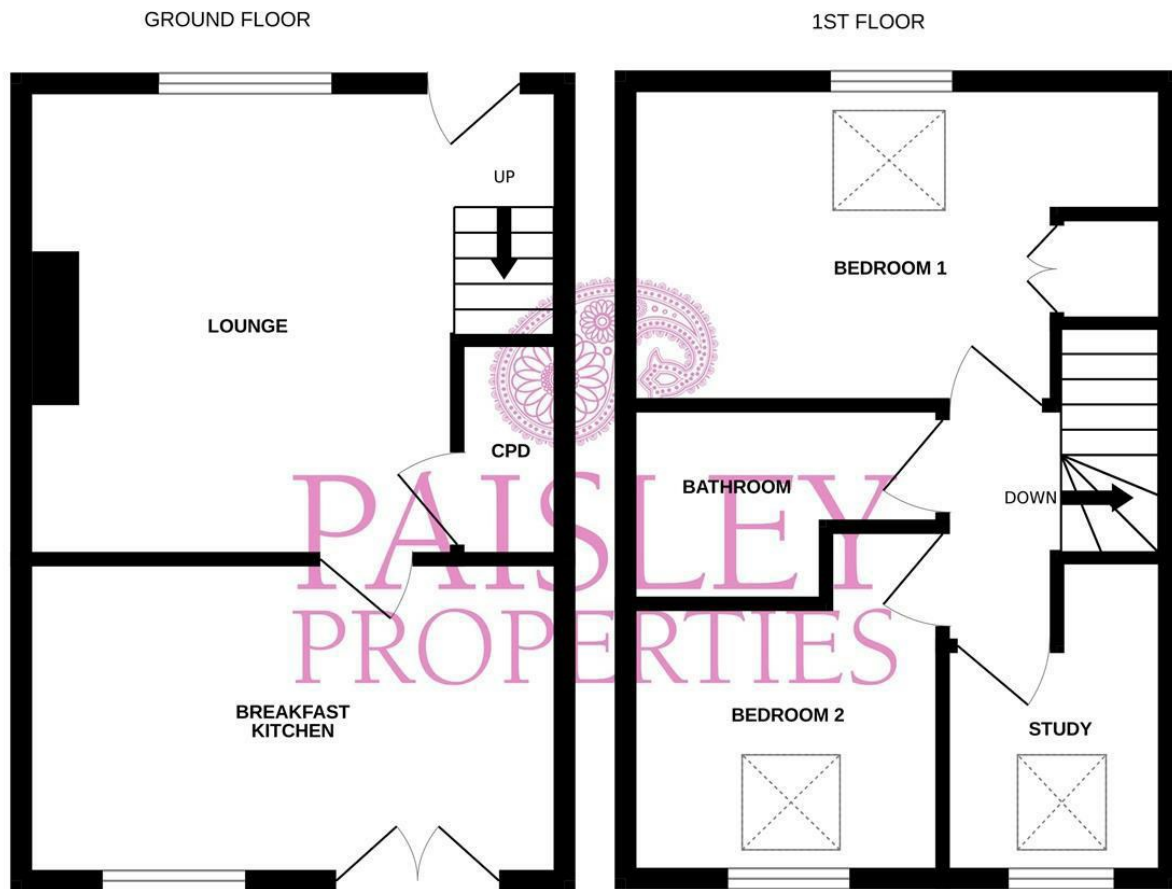
MORTGAGES

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. *

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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