

26 Alan Road,
Darton S75 5NL

PCM
£775 PCM



A THREE BEDROOM MID TERRACE PROPERTY WHICH HAS JUST BEEN REFURBISHED HAVING NEW FLOORING AND FRESH DECORATION. THE PROPERTY BENEFITS FROM A MODERN KITCHEN AND BATHROOM AND AN ENCLOSED REAR GARDEN. THERE IS CENTRAL HEATING, DOUBLE GLAZING AND PROPERTY IS IDEALLY LOCATED IN DARTON, CLOSE TO ALL LOCAL AMENITIES & SCHOOLS.

AVAILABLE EARLY JULY 2025, UNFURNISHED, NO PETS, NO SMOKERS. BOND £890, COUNCIL TAX BAND A, ENERGY RATING: C

PAISLEY
PROPERTIES

LOUNGE 15'0" x max into recess 12'0"

You enter the property via a uPVC door to the front into this excellent size and attractively presented reception room setting the tone for the rest of this lovely home. The uPVC double glazed window to the front brings in plenty of natural light, there is a wall mounted radiator, with period features including the picture rail and ceiling rose. New grey carpet runs underfoot and an internal door leads to the kitchen diner.



KITCHEN DINER 12'1" x 11'10"

Another well presented room with the kitchen having a range of new modern wall and base units with a light grey finish, complimentary rolled worktops with matching splashbacks and inset stainless steel sink with mixer tap. Integral appliances come in the form of a new electric oven and ceramic hob plus there is space for an upright fridge freezer and plumbing for a washing machine. There is plenty of space for a dining table and chairs, lots of natural light through the uPVC double glazed window to the rear and laminate flooring underfoot. There is inset ceiling spotlighting and access to a cellar with light. There are 4 doors leading from the kitchen; one to the lounge, one to the cellar, one to the stairs and a uPVC one that leads to the patio.



LANDING 10'1" x 6'5" max 'L' shaped

Stairs ascend from the kitchen to this first floor 'L' shaped landing having freshly laid carpet flooring, pendent lighting and internal doors to the bathroom and all bedrooms.



BEDROOM ONE 12'1" x 8'4" max into recess

Well proportioned double bedroom with plenty of natural light via the uPVC double glazed window to the front and neutrally decorated with new grey carpet flooring underfoot. There is a wall mounted radiator, pendant lighting and an internal door leading to the landing.



BEDROOM TWO 12'2" x 9'0" max to rear of cupboard

Another good size double bedroom, similar to the one at the front, this time at the rear with a uPVC double glazed window overlooking the patio garden. There is new carpet underfoot, a wall mounted radiator and pendant lighting. The double cupboard houses the boiler, there is storage overhead and an internal door leads to the landing.



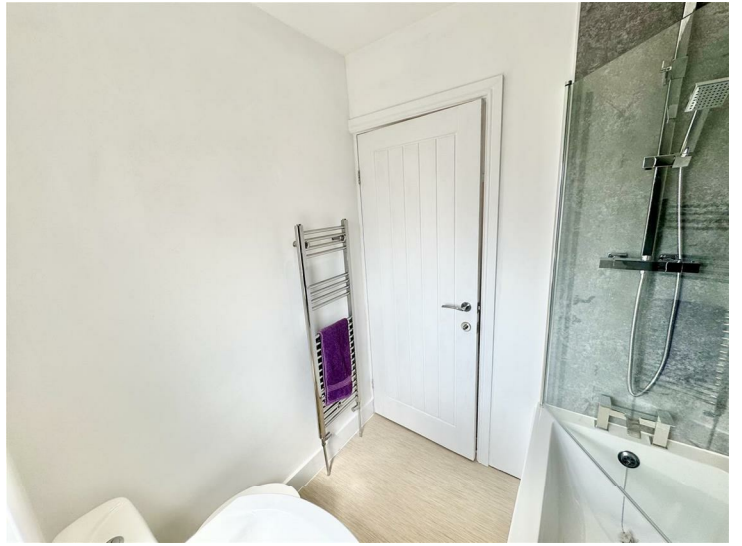
BEDROOM THREE 8'10" x 5'2"

Good size for a third bedroom, again neutrally decorated with new grey carpet underfoot. This bedroom is at the front of the property with natural light brought in via the uPVC double glazed window and there is a wall mounted radiator. An internal door leads to the landing.



BATHROOM 5'10" x 5'2"

Modern and stylish house bathroom having a three piece suite in white consisting of a panelled bath, overhead rain shower plus hose and screen, twin flush low level WC and vanity wash basin with storage under and mixer tap. There is a chrome towel radiator, low maintenance uPVC panelled walls, a uPVC double glazed window with obscure glass and vinyl flooring. There are inset ceiling spotlights and an internal door leads to the landing.



EXTERNALLY

With plenty of on street parking to the front, the rear enclosed patio has low maintenance block paving, attracts the sun throughout the afternoon and has a useful storage area.



~ New Lettings Info ~

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 will 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). If pets are allowed in the property then an increased deposit may be required.

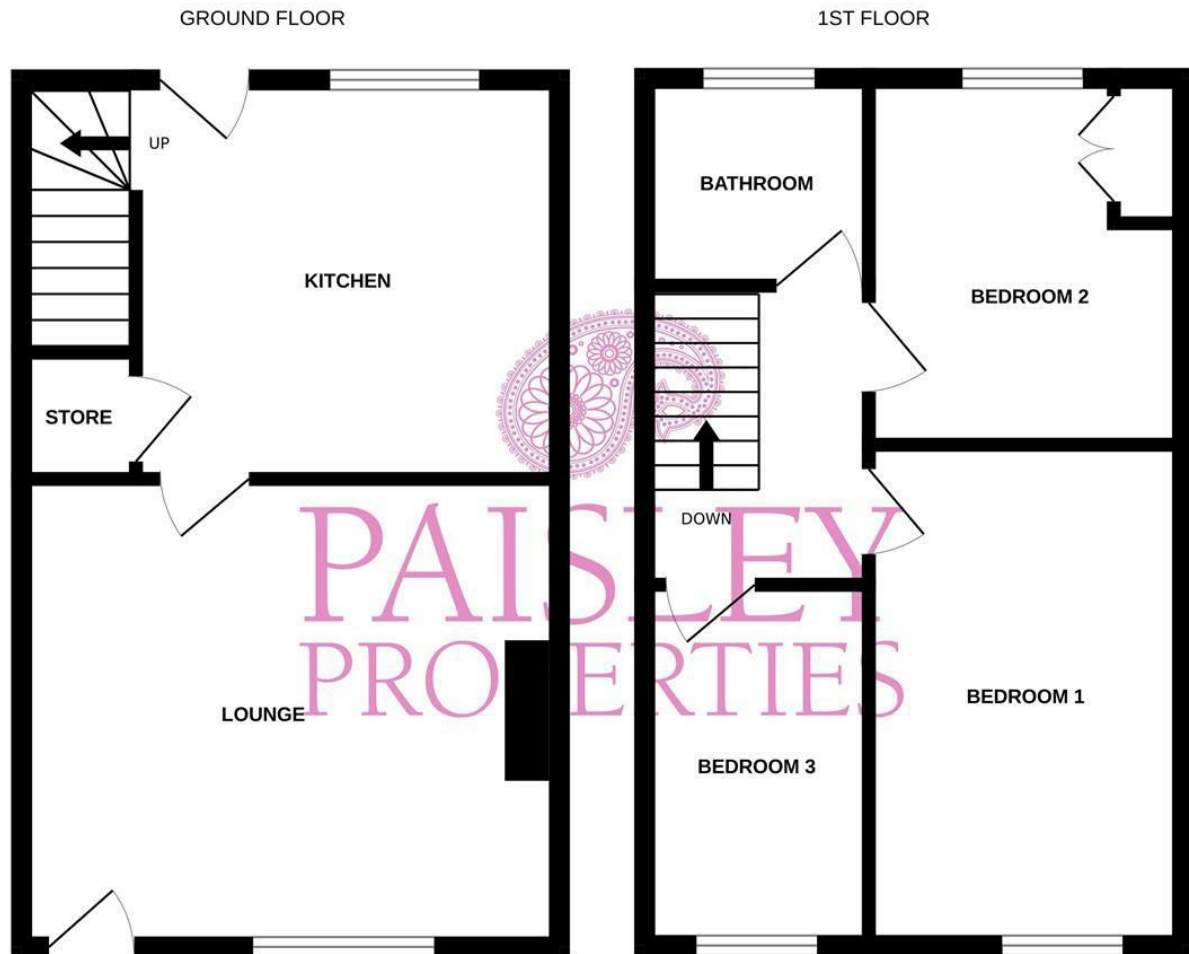
~ Paisley Properties ~

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.

~ Paisley 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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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		

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

PAISLEY
PROPERTIES