

33 Oxford Street,  
Wakefield WF1 5HY

PCM  
£675 PCM



A BEAUTIFULLY PRESENTED TWO BEDROOM END TERRACE WITH SPACIOUS  
ACCOMODATION, ENCLOSED REAR GARDEN AND IN CONVENIENT CENTRAL LOCATION.

AVAILABLE FROM SEPTEMBER ON AN UNFURNISHED BASIS, NO PETS OR SMOKERS,  
BOND IS £775, COUNCIL TAX BAND A, EPC RATING E

PAISLEY  
PROPERTIES



### **LOUNGE 11'1" x 9'11" approx**

You enter the property through a part glazed uPVC door into this welcoming lounge that boasts neutral decor and a large front facing window which provides an abundance of natural light. There is ample space for freestanding living room furniture and a chimney with slate hearth houses a log effect electric fire whilst creating a lovely focal point to this room. A grey carpet underfoot complements the neutral decor, there is a central ceiling light fitting, a door leads through to the dining room and stairs rise to the first floor.



### **DINING ROOM 13'10" x 11'0" approx**

At the heart of the home sits this spacious dining room that is versatile in its use and could make an excellent formal dining space or, if required, a less formal family room or snug. A rear facing window gives views of the rear courtyard and the neutral decor continues from the lounge. There is ample space for freestanding furniture and this room will comfortably house a formal dining table and chairs. This room has pendant lighting and doors lead through to the kitchen, lounge and also the cellar.



### **CELLAR**

Stairs descend from the dining room to this good sized cellar that can be used for storage of household items. There is power and light.

### **KITCHEN 9'3" x 6'0" approx**

Located to the rear of the property is this modern and contemporary kitchen that has cream wall and base units with wood effect worktop and decorative tile splash back. Facilities within the kitchen include; a stainless steel sink and drainer with a chrome mixer tap, built in single oven with a four ring gas hob. There is space for an undercounter fridge/freezer and plumbing for a washing machine. Triple aspect windows fill the room with natural light and provide a lovely view out over the rear courtyard. There is a central ceiling light and a grey vinyl flooring ties the look together. A uPVC door provides access into the rear courtyard and a door leads through to the dining room.



## FIRST FLOOR LANDING

Stairs ascend from the lounge to the first floor landing which has neutral décor and wall lighting. Doors lead through to bedrooms one and two, and the house bathroom.

## BEDROOM ONE 10'9" (max) x 9'10" approx

Located at the front of the property is this lovely double bedroom with ample space for freestanding bedroom furniture. A large front facing window allows this room to fill with natural light and provides a view out over the quiet street below. There is a central ceiling light and the room benefits from neutral decor, carpeted flooring and an over stairs wardrobe/storage area. A door leads through to the first floor landing.



## BEDROOM TWO 11'0" x 8'8" (max) approx

Another good-sized double bedroom, this time located at the rear of the property and has ample space for freestanding bedroom furniture. A rear facing window floods this room with natural light and provides a view out over the rear courtyard. There is a central ceiling light and again the room boasts neutral decor and carpeted flooring. A door leads through to the first floor landing.



### **BATHROOM 8'0" x 4'11" approx**

This first floor house bathroom enjoys a white three piece suite, comprising of a bath with white side panel, chrome mixer tap with shower attachment above, a pedestal hand wash basin with chrome taps and a low rise W.C. A large obscured window makes this room light and bright and white wall tiles contrast with a grey vinyl floor to complete the look and a door leads through to the first floor landing.





## **GARDENS**

The property is set back from the road and has a timber fence giving access to the paved area at the front of the house. A low wall surrounds the garden and fencing separates the houses. There are well kept plant beds with some established planting already in place, and scope to add more if needed.

To the rear of the property is an enclosed court yard garden with timber fencing to one side and brick walls to the others, making an extremely quiet and private space. There is lots of space for outdoor furniture and a gate provides external access to the end of the terrace and the property is accessed through a rear door.



## **~ 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 ~**

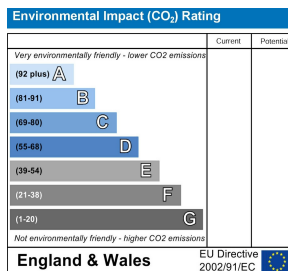
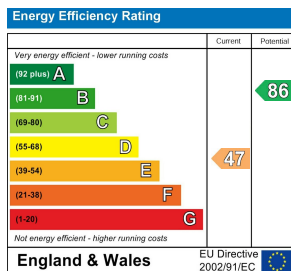
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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. \*



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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