

454 Higham Common Road,
Higham S75 1PW

PCM
£750 PCM



THIS FANTASTIC TWO BEDROOM MID TERRACE PROPERTY IN HIGHAM IS SITUATED NEAR TO SCHOOLS, SHOPS AND LOCAL AMENITIES. THE PROPERTY BENEFITS FROM FRONT AND REAR GARDENS AND AN OFF ROAD PARKING SPACE.

AVAILABLE FROM 10TH MARCH 2025 /UNFURNISHED/ PETS CONSIDERED/NO SMOKERS /BOND £865 / ENEGY RATING / COUNCIL TAX BAND A

PAISLEY
PROPERTIES

KITCHEN 8'7x7'10

A good sized space with a range of light wood wall and base units, black splashback tiling and neutral décor. The kitchen includes an electric oven, gas hob, integrated dishwasher and space for under counter appliances. There is a window to the rear of the property and a door leading in to the dining room.



DINING ROOM 11'7x10'5

An excellent sized reception room with patio doors leading to the rear of the property, the room has wooden flooring, neutral decor and a staircase leading to the first floor landing along with under stair storage and doors leading to both the kitchen and living space.



LIVING ROOM 12'8 x 11'10

You enter this room through double wooden doors leading from the dining area, this is a generously sized living area with space for freestanding furniture and seating. There is a large window looking out to the front of the property allowing lots of natural light in to the room and a door leading out to the garden.



BEDROOM ONE 14'9x12'7

Positioned at the front of the property is this spacious, master double bedroom. This fantastic sized bedroom offers plenty of space for bedroom furniture. There is a large upvc window overlooking the front garden allowing plenty of natural light in to the room. The room has neutral décor and a door leading out to the landing.



BEDROOM TWO 11'10x7'4

Positioned to the rear of the property this is a good sized second double bedroom. The room is neutrally decorated and has large mirrored wardrobes to one wall. There is a upvc window that overlooks the large back garden and parking area. A door leads to the landing.



BATHROOM

This good sized bathroom is fitted with a white three piece suite consisting of a bath, a pedestal hand wash basin and a low-level W.C. There is also a separate shower cubicle, A Velux window allows natural light into the room and an additional light fitting provides lighting on an evening. The bathroom is part tiled and is of neutral décor. A door leads back to the landing.



GARDENS

The property boasts large gardens to the front and rear of the property and there is a handy off road parking space.



~ 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.

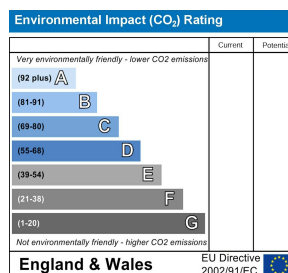
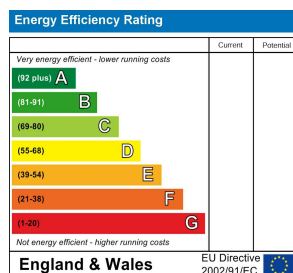
~ Paisley Properties ~

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

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

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