

58 Ben Bank Road,  
Silkstone Common S75 4PQ

PER MONTH  
£800 Per Month



BEAUTIFUL 2 BEDROOM END TERRACED PROPERTY WITH OFF-ROAD PARKING AND  
ENCLOSED GARDEN IN VILLAGE SETTING.

AVAILABLE EARLY AUGUST 2026 / UNFURNISHED / NO SMOKERS / BOND: £920 /  
COUNCIL TAX BAND B / ENERGY RATING: C

PAISLEY  
PROPERTIES

### **LIVING ROOM 13'5" x 11'11" approx**



Located at the front of the property, this good sized lounge has been decorated in earthy tones and has a lovely fresh feel about it. The room has engineered timber flooring, good sized alcoves at the sides of the chimney breast, pendant lighting and there is a useful understairs storage cupboard. The room benefits from a front facing window which floods the room with natural light and there is ample space to house free standing living room furniture. A door leads to the kitchen and stairs ascend to the first floor.

### **KITCHEN 14'8" x 6'1" approx**



This well designed modern kitchen has been finished to a very high standard and features a variety of sage green wall and base units, wood block effect worktops with inset grey composite one and a half bowl sink with mixer tap. Integrated appliances include an electric oven, four ring electric hob and concealed extractor hood. There is space and plumbing for a dishwasher, washing machine and space for a freestanding fridge-freezer. The room is decorated in neutral tones, has vinyl flooring, recessed spotlights, a rear facing window and a door out to the rear of the property.

## STAIRS AND FIRST FLOOR LANDING



An open staircase ascends from the lounge to the the first floor landing where doors lead to the two bedrooms and house shower room. The neutral decor continues from downstairs and the fresh look timber flooring, give it a quality feel.

### **BEDROOM ONE 11'7" x 10'6" approx.**



Located at the front of the property, this good sized double bedroom has ample space for freestanding bedroom furniture and features pale decor giving an open feel to the space. The room benefits from a front facing window with views over the front garden, has engineered timber flooring, pendant lighting, a small walk in wardrobe and a door leads to landing.

**BEDROOM TWO 7'3" x 6'5" approx.**



This single bedroom is located at the rear of the house and has views over the parking area from the window. The neutral decor, timber flooring and fresh feel continues in here and the space could equally be used as a dressing room, study, office space or store.

**SHOWER ROOM 6'11" x 6'5" approx.**



This modern shower room has been finished to an extremely high standard and features a large double walk-in shower enclosure with chrome thermostatic bar shower, a modern low-flush toilet and pedestal handwash basin with chrome taps. There is tiling to the shower area, vinyl flooring, a ladder style towel radiator, recessed spot lights and a rear facing obscure glazed window.

## GARDENS AND PARKING



To the front of the property is a large lawned garden, enclosed by a low stone wall and hedging to one side. There are some established plant beds and bushes towards the bottom of the garden and side entrance gate gives access to the lane. To the rear of the property there is a parking area with an allocated parking space and path leading to the rear door.

## MARKETING

Please note the property is currently tenanted and the marketing photographs were true and accurate prior to occupation in November 2023

## 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).

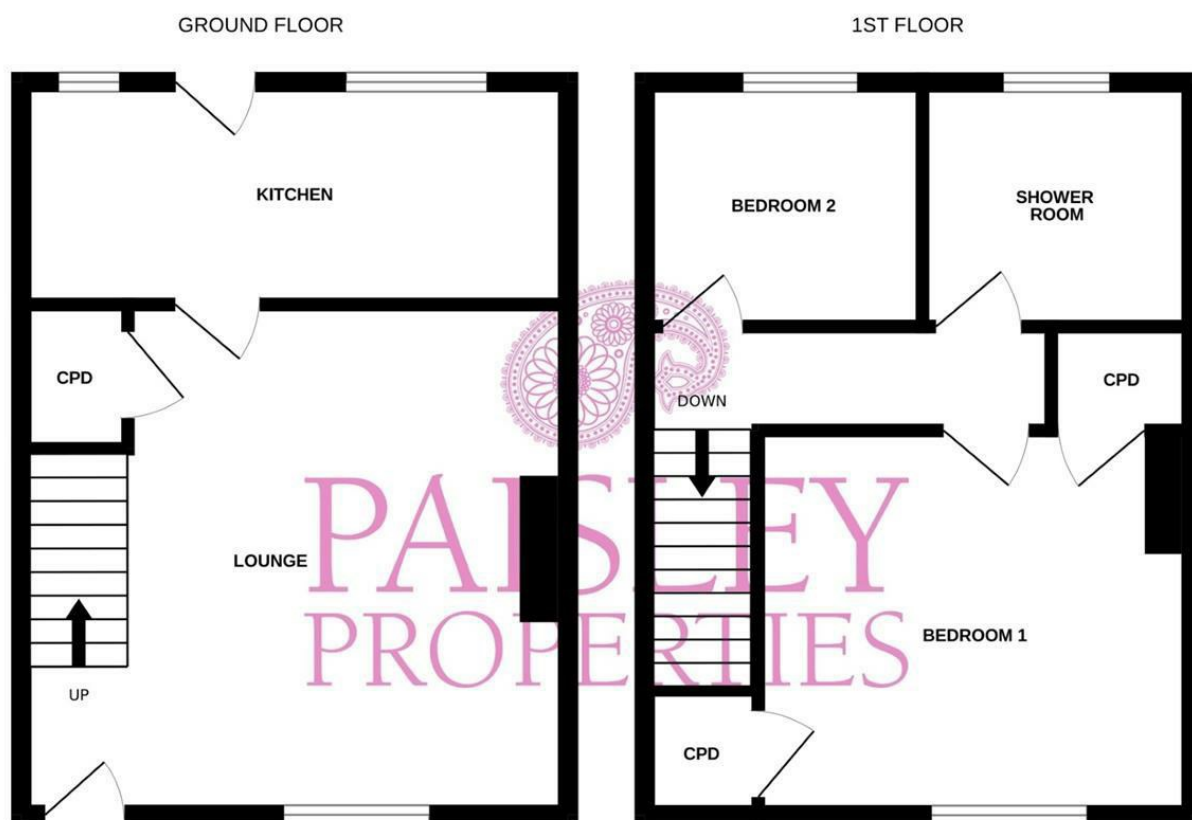
## PAISLEY PROPERTIES

Paisley Properties 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

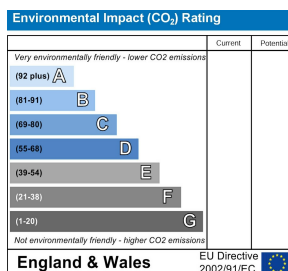
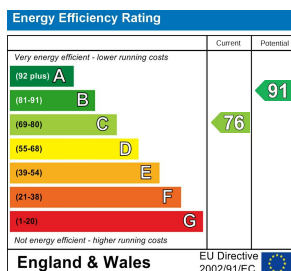
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) 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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