

82 Lowerhouses Lane,
Huddersfield HD5 8JW

PCM
£825 PCM



AVAILABLE FROM 29TH JULY, UNFURNISHED, NO PETS,
NO SMOKERS, BOND £945, COUNCIL TAX BAND A, EPC D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a UPVC door into an entrance hallway with space to remove outdoor clothing. A door leads through to the lounge and stairs ascend to the first floor landing.

LOUNGE 14'9" x 12'3" max

This well presented reception room has a timber fireplace with a marble surround and housing a gas fire giving a lovely focal point to the room. There is a good amount of space to accommodate free standing living room furniture. A window gives a view over the front garden and doors open to the dining kitchen and back through to the entrance hallway.



DINING KITCHEN 15'1" x 10'0" max

Spanning the rear of the property is this spacious dining kitchen which is fitted with a range of white wall and base units, contrasting roll top work surfaces with tile splashbacks and a stainless steel sink and drainer with mixer tap over. The kitchen benefits from integrated appliances comprising of an electric oven and four ring gas hob with extractor fan above. There is space for a freestanding fridge freezer and plumbing for a washing machine. Tile flooring gives a practical solution underfoot, a window allows natural light to flood the space and doors lead to through to the cellar head, out to the rear patio and back through to the lounge.





CELLAR 15'6" x 6'1" max

Accessed from the dining kitchen, stone steps descend to a cellar which is ideal for storage or extra fridge and freezer space if required.

FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has space for freestanding furniture and doors lead through to two double bedrooms, study/childs nursery and the house bathroom.



BEDROOM ONE 14'11" x 8'5" max

Positioned to the front of the property with a window overlooking the street and allotments beyond is this neutrally decorated double bedroom which has ample space to accommodate freestanding items of bedroom furniture and a door leads to the landing.



BEDROOM TWO 10'2" x 10'1" max

Another double bedroom with space for freestanding furniture and a view over the rear patio from its window. A door leads to the landing.



STUDY/NURSERY 8'0" x 6'8" max

Located at the front of the property is this bright study or child's nursery. The room has space for freestanding furniture, a bulk head wardrobe, fitted shelving and a handy mezzanine ideal for storage. A door opens to the landing.



BATHROOM 7'0" x 4'11" max

The house bathroom is fitted with a three piece white suite including a bath with shower over, low level W.C and a pedestal hand wash basin. The room is partially tiled and has a heated towel radiator. Tile flooring flows underfoot and a door leads through to the landing.



REAR GARDEN

To the rear of the property is well maintained patio garden ideal for outdoor dining and space for garden furniture if desired.



EXTERNAL FRONT

Accessed through a wrought iron gate is this lovely lawned garden with plant and flower bed borders. A pathway leads to the front door.



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 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.

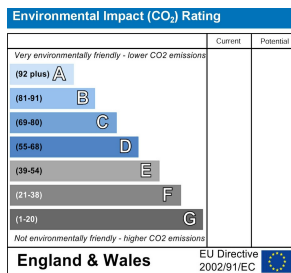
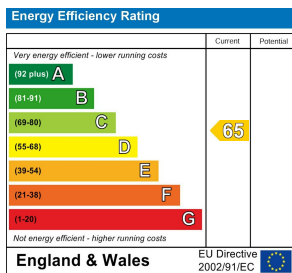
PAISLEY

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.

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

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