

9 Penistone Road,
Fenay Bridge HD8 0AS

PCM
£825 PCM



AVAILABLE END OF APRIL , UNFURNISHED, NO PETS, NO
SMOKERS, BOND £940, ENERGY RATING C, COUNCIL TAX
BAND A

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a white UPVC part glazed door into the welcoming entrance hall which has space to remove shoes and coats and laminate flooring underfoot. A door opens to stairs ascending to first floor and a door leads to the lounge.

LOUNGE 17'6" max x 11'10" max

Positioned at the front of the property is this extremely spacious lounge which is nicely decorated, boasts ample space for freestanding furniture and alcoves provide extra storage space. This room also has the bonus of an under stairs storage space to accommodate household items. An opening leads to the kitchen and a door leads back to the entrance hall.



KITCHEN 16'0" max x 9'4" max

This stylish and recently fitted kitchen is fitted with pale grey wall and base units, complimentary worksurface with matching upstands and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven with four ring electric hob and an extractor fan over. There is space for a freestanding fridge freezer and plumbing for a washing machine. Laminate flooring flows underfoot and there are spotlights to the ceiling. An opening leads through to the lounge and an external door opens to the outdoor space.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing and doors open to the two double bedrooms and house bathroom.

BEDROOM ONE 14'11" max x 15'2" max

This generous size double bedroom boasts two front facing windows which let in an abundance of light and gives a view of the street scene below and fields beyond. There is ample space for bedroom furniture and a door leads to the landing.



BEDROOM TWO 11'10" max x 9'10" max

Another good size double bedroom which has a roof window and spotlights to the ceiling. A window looks out to the rear of the property and a door leads to the landing.



BATHROOM 10'2" max x 6'0" max

Positioned at the rear of the property this recently fitted bathroom comprises of a four piece suite including a bath, shower cubicle with glass screen, pedestal hand basin and a low flush W.C. The room is partially tiled, has a chrome towel radiator, vinyl flooring and spotlighting to the ceiling. There is an obscure glazed window and a doorway leads to the landing.



EXTERNAL FRONT

To the front of the property is a raised patio area ideal for sitting out or to place decorative pots and plants.

REAR GARDEN

To the rear of the property is a small, private and enclosed outdoor area.

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.

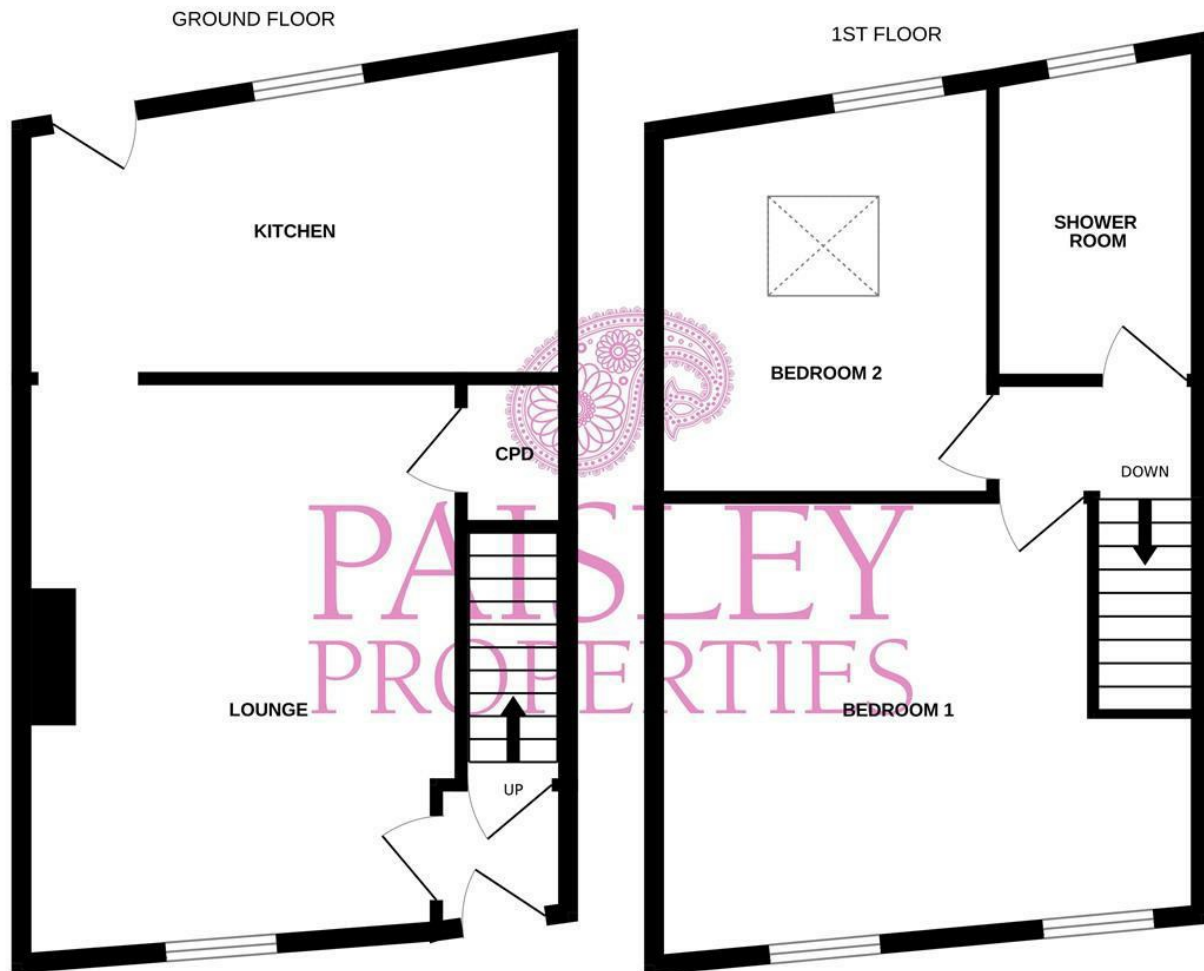
PAISLEY

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.

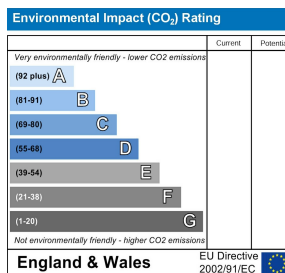
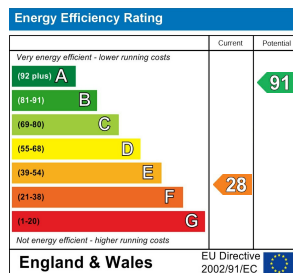
MORTGAGES

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. *



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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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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