

26 Westgate,  
Honley HD9 6AA

PCM  
£895 PCM



AVAILABLE FROM MAY, UNFURNISHED, NO PETS, NO SMOKERS,  
BOND £1025, COUNCIL TAX BAND A, ENERGY RATING D PLEASE  
NOTE THERE IS NO PARKING OR GARDEN AT THIS PROPERTY

PAISLEY  
PROPERTIES



### **LIVING KITCHEN 17'9" x 17'11" max**

You enter the property through a composite door into this spacious living kitchen which is fitted with a range of white gloss wall and base units, contrasting work surfaces, attractive tile splash backs and a stainless steel sink and drainer with mixer tap over. There is space for a freestanding gas oven and plumbing for a washer drier. An understairs store provides space for a fridge freezer if desired and this gives access to the cellar. Beams to the ceiling and an inset fireplace with stone hearth houses a gas fire and adds a dash of characterful charm. There is space for freestanding living room furniture, floor to ceiling storage cupboards and laminate flooring underfoot. Two front facing windows (one with a window seat) allows natural light to flood the room and overlooks the village street. Stairs ascend to the first floor landing.



### **FIRST FLOOR LANDING**

Stairs are accessed from the living kitchen with a handy storage cupboard and timber balustrade to the first floor landing. Doors open to two bedrooms, bathroom and a staircase to bedroom three.

### **BEDROOM ONE 11'5" x 8'3" max**

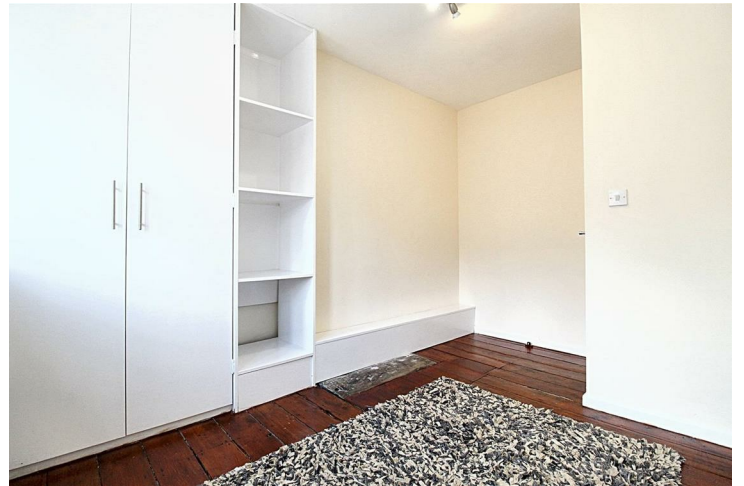
Positioned at the front of the property with village views is this spacious and tastefully decorated double bedroom with timber flooring underfoot, room for freestanding furniture, a fitted storage cupboard housing the boiler and a doorway leads on to the landing.





### **BEDROOM TWO 11'5" x 7'10" max**

Another neutrally decorated double bedroom with village views has a fitted wardrobe and shelving unit, space for freestanding furniture, timber flooring underfoot and a door leads on to the landing.



### **BATHROOM 5'11" x 6'1" max**

The modern bathroom is fitted with a white three piece suite which comprises of a bath with shower over and glass screen, low flush w.c and a pedestal hand wash basin. The room is partially clad in splashboard, has tile flooring underfoot and a door leads on to the landing.





### **BEDROOM THREE 17'6" x 11'9" max**

Nestled in the eaves is this fantastic bedroom or home office if desired. The room is full of characterful feature beams and an exposed stone wall. There is room for freestanding furniture, a fitted wardrobe and storage cabinet, spotlights and a velux window to the ceiling, timber flooring underfoot and a door opens to the en suite shower room. A staircase with a timber balustrade descends to the first floor.



### **EN SUITE SHOWER ROOM 7'6" x 2'11" max**

Fitted with a low flush toilet, wall hung wash basin and walk in shower with curtain screen. The room has spotlights to the ceiling and tile flooring underfoot.



## **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.

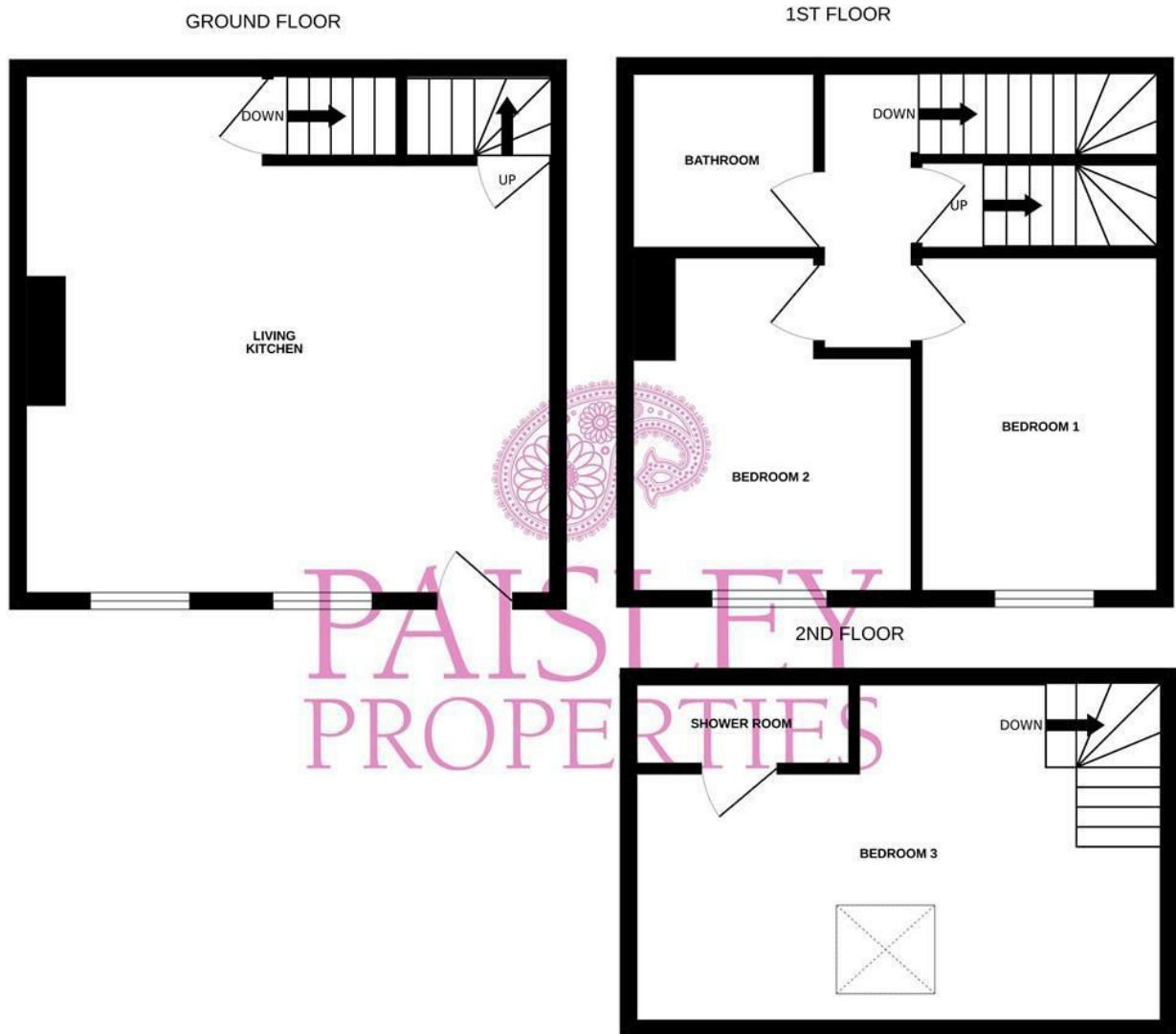
## **PAISLEY**

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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